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**CITY HALL AND
CITY HALL ANNEX
ACCESSIBILITY SURVEY**



July, 2007

**CITY OF SANTA
BARBARA**



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Introduction

This document is an Accessibility Survey report for the **City Hall and City Hall Annex, located at 735 Anacapa Street, Santa Barbara, California**. This document has been prepared to evaluate both the site and buildings for compliance with the 1998 Americans with Disabilities Act (ADA) and 2001 California Building Code (CBC) Title-24.

The purpose of this study is to provide an overall accessibility assessment of the facility. This Accessibility survey identifies all areas of non-compliance with, includes a suggested recommendation and a preliminary budgetary cost estimate to eliminate the architectural barriers that prohibit program accessibility.

The ADA Title II Requirements

Title II of the Americans with Disabilities Act requires cities, counties and public entities to make their programs, services and activities accessible and usable by people with disabilities. It also prohibits discrimination in their programs. The final Department of Justice rule for Title II of the ADA, 28 CFR Part 35, “Nondiscrimination on the Basis of Disability in State and Local Government Services” establishes these nondiscriminatory principles”;

“Except as otherwise provided in 35.150, no qualified individual with a disability shall, because a public entity’s

facilities are inaccessible to or unusable by individuals with disabilities, be excluded from participation in, or be denied the benefits of, the services, programs, or activities of a public entity, or be subjected to discrimination by any public entity. (35.149)”

Title II regulations give government agencies a choice of standards for barrier removal. Either using the Uniform Federal Accessibility Standards (UFAS) or the Americans with Disabilities Act Accessibility Guidelines -1998 (ADAAG) (35.151(c)). The City of Santa Barbara has selected ADAAG standards for their facilities renovations. Since these facilities are located in the State of California, and are recipients of State financial assistance, the California Government Code Sections 11135-11139.5 also applies. The requirements of these laws are almost identical to Section 504 of the Rehabilitation Act of 1973, which applies to recipients of federal financial assistance. The purpose of these laws is to ensure that public entities do not discriminate against qualified individuals with disabilities.

The State of California also requires compliance to the 2001 California Building Code (CBC) Title-24. There are few instances where ADAAG and CBC Title-24 requirements differ and in most instances, the California requirements exceed those in ADAAG. In these cases, where there is a conflict, the standard with most stringent accessibility will apply. The ADA

specifically states that it does not override requirements of other state and local jurisdictions, which may have more strict accessibility regulations.

The ADA also requires the public entities to prepare a Transition Plan if structural modifications are necessary to provide access to programs and services. In addition to evaluating structural barriers, the Transition Plan also requires a schedule for removing physical barriers that limit the participation of disabled individuals into the school programs. The ADA also requires that the Transition Plan reflect public input and validation before its final adoption.

The ADA defines “facilities” as:

“Buildings, structures, sites, complexes, equipment, rolling stock or other conveyances, roads, walks, passageways, parking lots, or other real or personal property” (35.104)

It is not necessary to remove each architectural barrier in every facility if access can be provided in a different yet effective way. The important goal is to provide access when a program is *“viewed in its entirety”*. The concept of “program access” is very important when public entities evaluate their programs. It means looking at all the activities where public participation is provided, and determining if there are barriers to public participation or whether the program is accessible and usable by individuals with disabilities.

As an alternative to removing physical barriers, public entities may choose other administrative and policy solutions such as

relocation of programs or program modifications to obtain overall access. For instance, a public entity may choose to relocate department meetings to an accessible location in lieu of retrofitting the department conference room.

“A public entity shall operate each service, program or activity so that the service, program, or activity, when viewed in its entirety, is readily accessible to and usable by individuals with disabilities.” (35.150 (a))

The Title II regulations required the removal of barriers in government facilities to be completed within three years of January 26, 1992, *“but in any event as expeditiously as possible”*. (53.150 (d))

In addition to the requirement of a Transition Plan, Title II also requires public entities to prepare a programmatic Self-evaluation. The ADA Programmatic Self-evaluation must examine current services, policies, practices and procedures to make sure that they are not discriminatory to individuals with disabilities; the ADA Self-evaluation shall also include an employment Self-evaluation, which is not part of this study. The public entity will have to make the modifications necessary to avoid discriminatory practices on the basis of disability. The ADA Self-evaluation was prepared by the City of Santa Barbara in 1984. A partial Self-evaluation update of specific important policies needed to ensure Gilda Puente-Peters, Architects in a separate report, will prepare program accessibility.



Project Background

The City of Santa Barbara had prepared a Transition Plan and Self-evaluation in 1984 prior to the passage to the Americans with Disabilities Act, to be in compliance with the regulations of section 504 of the Rehabilitation Act. This Transition Plan was updated in 1994 to reflect the requirements of the Americans with Disabilities Act (ADA). City of Santa Barbara departments have made on-going implementation efforts to remove architectural barriers that impede access to persons with disabilities to the City's programs, services and activities in a prioritized manner. The City of Santa Barbara has established the Access Advisory Committee to Staff (AACS), which has been working through the years with City staff providing input regarding City-wide accessibility issues and prioritization of barrier removal.

The City of Santa Barbara in its efforts to comply with the Americans with Disabilities Act hired Gilda Puente-Peters, Architects (GPPA) in November 2006. GPPA worked with City staff in the preparation of a new ADA Transition Plan as well as a Self-evaluation updates, to reflect current State and Federal accessibility codes and regulations as well as changes made to its facilities over time.

The preparation of detailed disabled accessibility survey reports is the first step towards the preparation of the ADA Transition Plan Update. These detailed reports have been prepared 10 selected priority facilities within the City General Funds facilities. For the remaining General Fund and Enterprise facilities that have public access, a general architectural and programmatic evaluation has been performed. The goal of these general evaluations is to find out the most important barriers to access to City facilities, programs and services by persons with disabilities that need to be removed or mitigated to provide program accessibility, when looking at the City in its entirety.

These two types of evaluations were the base information used by the accessibility consultant GPPA and City's staff to prioritize the barrier removal efforts and to develop a long-term Citywide strategic plans and schedule for prioritized implementation. As required by the ADA, the City of Santa Barbara solicited input in the prioritization process from the disabled community and the general public.

The ADA Transition Plan and Self-evaluation updates are separate reports.

City Hall and City Hall Annex Accessibility Survey Report:

This Accessibility Survey report includes the evaluation of the immediate public right-of-way adjacent to the **City Hall and City Hall Annex buildings**, the site including parking, and buildings. This is a comprehensive evaluation of the existing conditions in regards to its compliance with the applicable 1998 ADAAG Federal guidelines and the State of California CBC Title-24 accessibility standards. When conflict exists between the two regulations, the most stringent requirement has been applied.

The summary below highlights some of the issues that GPA found to be non-compliant with current Federal and State regulations applicable at the time of the Accessibility Survey. While this survey information reflects the existing conditions found at the time of the assessment, it is important to remember that many conditions will change over time, due to regular maintenance, alterations and users modifications to the space like placement of furniture or equipment. The purpose of this summary is only to give an overview of the findings. For detailed information on any of these areas, please refer to the complete Accessibility Survey report.

Buildings summary of findings: Buildings included in this Accessibility Survey Report:

The City Hall building is located in the heart of the City of Santa Barbara downtown area. The City Hall building has

three stories and the City Hall Annex is a small one-story structure located at the basement level that has a conference room. The following buildings are part of this report:

- Building No. ANA 735 A – City Hall
- Building No. ANA 735 A – City Hall Annex

This **building is highly used by the general community** to conduct their business with the different City Administration departments and offices at City Hall as well as to attend public meetings in Council Chambers located on the second floor.

Public Right-of-Way Issues:

1. There is a **bus stop** located on Anacapa Street that is accessible. The path of travel from this bus stop to the accessible entrance provided is in pretty good condition and accessible.
2. There are no **tree grates** at trees adjacent to the sidewalks.
3. There is **no designated passenger loading area**, only a short term parallel on street parking located in front of De La Guerra Plaza entrance.
4. One section of this public-right-of-way path of travel surface under the **covered sidewalk and ramp have tile** that can be slippery when wet and additionally is not vibration free.



5. **The curb ramps** have several non-compliant issues including some **steep flared sides slopes, 4” grooves instead of 12”**, **no detectable warnings and contrast with the adjacent surfaces**.
6. There is one on **street accessible parking stall** with several non-compliant issues, including triangular shape access aisle and is missing the “No Parking” painted at access aisle.

Site Issues:

1. The **main entrance steps** do not have contrasting color striping and low handrails with non-compliant handrail extensions. The low stair riser is uneven with the rest of the stair risers.
2. **Directional signage** to the accessible entrance is needed, so people do not have to retrace their steps by going to the entrance at Anacapa Street with a set of inaccessible stairs.
3. Directional signage is also needed to direct people to the basement and City Hall Annex entrance. **There is no separation from pedestrians and vehicular area, no cane detectable separation at this entrance from vehicular to pedestrian area**, so some type of separation that is detectable by a person with visual impairments is needed.

4. The **main entrance ramp** has uneven surfaces that are not slip resistant, mainly when. Handrails are mounted too low.
5. The **Drinking fountain** is not high/low, and does not have the required alcove.
6. There is one on **street accessible parking stall** and **three on site accessible parking stalls** within the on-site parking lot located adjacent to the building. The two accessible parking stalls located in the island do not have a direct path of travel to the walk that leads to the City Hall accessible entrance, forcing persons in a wheelchair to travel through the parking lot to get there. There are several non-compliance issues that are noted in this survey report.

Building Issues:

1. There are **two main entrances to the City Hall building, one inaccessible entrance** located at Anacapa Street and a second one at the **De La Guerra Plaza, which has an accessible path of travel** with a the ramp to access the first floor of the building. There is an **accessible entrance to the basement level through a driveway** that is used for maintenance purposes by staff only? This entrance had a large historic gate that has been maintained and the access



is gained through an automatic door with operable controls in either side.

2. **The elevator** provided is **too small** and has multiple non-compliances as indicated in the survey report. **The elevator serves only the first and second floor** of the building and not the basement.
3. **The stairs** do not have compliant **contrasting color striping and in some cases uneven risers**. The handrails do not have compliant extensions, gripping size, continuous handrails, etc. Some stairs have **gates in the middle of the flight of stairs** without compliant landings and gate hardware.
4. **The general accessibility issues** throughout the building interior spaces are inaccessible signage, narrow and heavy doors, inaccessible door hardware, high thresholds at exterior doors, door stops and panic rods mounted at the lower 10" kick plate area on the push side of the door required to be smooth, loose doormats.
5. There is a lack of **tactile and Braille room identification signs, "EXIT" signs, directional signs to accessible restrooms, building directory**. There are no compliant stair identifications signs.
6. The existing **fire alarm pulls stations** require tight grasping to operate and **fire extinguishers operable**

mechanisms are mounted too high. There are **no visual alarms – strobe lights** in the entire building. Some **power outlets are mounted too low and temperature controls mounted too high**.

7. The **service counters** do not have a low section at 34" high for persons with disabilities.
8. The **drinking fountains** do not have an alcove or protective rails lacking a visual warning for persons for persons with visual impairments.
9. There are some **protruding objects** that protrude more than 4" from the walls into the path of travel, above 27" high that is the cane detectable zone.
10. The **Woman's restroom** in the first floor has been made **accessible** but have some code deviations. The second floor **Men's and Woman's public restrooms are totally inaccessible** and will have to be retrofitted, since they are highly used being located next to the City Council Chambers. The **basement restrooms have been retrofitted to be made accessible**, but still have multiple code non-compliances.
11. The **City Council Chambers** does not have the required **accessible seating, access via a ramp or lift to the two levels of the City Council Dais**. The **exit from the upper level of the City Council Dais** is

through a set of stairs to the second level balcony. The **podium is high** and there is not an accessible low podium. The City Council members and **staff desks do not have the required knee clearance. Gates are not wide enough, with one step leading to them and without a 10" smooth kick plate.**

12. The **conference room** adjacent to the City Council Chambers **does not have a compliant entry**, it is too narrow and without the required door strike clearance. There is not **signage** at both of these locations indicating the availability of **Assistive Listening Devices**.

13. There is **not an accessible route to the storage located at the Attic**. Staff informed us that this is not a public use area and that it has also limited staff access.

14. The **employee shower room at the basement is totally inaccessible** as well as the means of **exit through the adjacent area, which has one step**.

1. There is an **accessible entrance to the basement level through a driveway**. There is no separation from pedestrians and vehicular way.
2. No directional signage to accessible entrance at sidewalk.
3. **Annex entrance has a step**, not accessible hardware, and no tactile/Braille room identification sign.
4. There is not compliant **door maneuverable clearance inside the conference room**.
5. **Picnic tables** provided near the City Hall Annex are not accessible and do not have a compliant knee clearance and space for a wheelchair user.
6. The pole mounted **power door push button** does not have the required cane detectable area.

It is very important to not only provide accessibility features but to maintain them, educating the staff about the accessibility requirements.

Details of the inaccessible features of the facilities are included in the following report.

City Hall Annex Issues:



The Accessibility Survey report cost summary below reflects the probable construction cost estimate without applying the location factor.

Public Right-of-Way:

Preliminary probable construction cost: \$ 43,729

Site:

Preliminary probable construction cost: \$ 32,794

City Hall First Floor:

Preliminary probable construction cost: \$ 1,144,509

City Hall Second Floor:

Preliminary probable construction cost: \$ 1,003,195

City Hall Basement:

Preliminary probable construction cost: \$ 111,630

SUBTOTAL CITY HALL COST: \$ 2,335,857

City Hall Annex:

Preliminary probable construction cost: \$ 2,900

TOTAL COST: \$ 2,338,757

SOFT COST: \$ 818,565

GRAND TOTAL COST: \$ 3,157,322

The preliminary construction cost estimates summarized above, are preliminary budgetary estimates only, meant to give the City of Santa Barbara a tool for budgeting and prioritizing of the Transition Plan.

Location Factor:

In order to address the higher cost of construction, the City decided to use a 1.30 location factor for the calculation for all cost estimates instead the RSMeans Cost Estimate location factor of 1.08 for commercial facilities.

Soft Cost Factor:

The preliminary probable construction cost estimate does not include the soft cost that can be 35% of the construction cost estimate, depending on the project. These estimates can fluctuate significantly depending on the specific design solution, method and timeframe of the mitigation process, phased projects, use of construction managers, bidding climate, etc.



The Accessibility Survey report is an evaluation of the existing facilities, sites and buildings and includes all the non-compliant items in regards to the Federal regulation, the American with Disabilities Act (ADA) and the State requirements, California Building Code Regulation (CBC) Title-24.

The survey report contains the following items:

Item:

Each item is sequentially numbered and relates to the reference drawing in order to be able to locate the barrier.

Location:

This is a description of the site location, for instance parking lot, sidewalk, curb ramp, etc. and in the buildings usually a room number or name that best identifies the location of the item.

Condition/Barrier:

Indicates the nature of the barrier or non-compliant condition.

Requirement:

Indicates the specific code requirements for the particular condition/barrier.

Existing condition:

This is a brief description of the conditions in the field and indicates why the item it's not code compliant, for instance a 4.5% cross slope of a sidewalk, when the code requirement is a maximum of 2% or not to exceed 2.5% in 20 LF. Under this field we also will indicate a Photo #, where applicable.

Photo #:

Photo numbers are not sequential, but correspond to the Item number indicated in the reference drawing, which corresponds to the Item number in the report. The photos included in the report illustrate only major architectural barriers or the main type of barriers found during the survey process.

Code Reference:

"ADAAG" indicates the reference to the Federal regulations, Americans with Disabilities Act Accessibility Guidelines, and "T24" the State Code reference to the California Building Code (CBC) Title-24.

Suggested Recommendation:

This "Recommendation" field indicates one of the suggested possible solutions to remove an architectural barrier. It is important to understand that there are several possible solutions to each problem and the final solution can vary depending on the design selected in the implementation phase. Often the nature of the solution is linked to a cost consideration. For instance, in a restroom the design solutions selected may be to provide the minimum "patch and match"



retrofit to achieve access, the least expensive solution, or the public entity may select to do a complete retrofit of the restrooms to address other maintenance or functional problems and to modernize the facility at the same time that the ADA barriers are removed.

Quantity:

This field indicates the number of items or the quantity in different unit types found in the field, in order to determine the budgetary preliminary probable construction cost estimate.

Unit Type:

This field indicates the unit type utilized to determine the budgetary preliminary probable construction cost estimate. The unit types can be by Job, Each, SF square feet, LF lineal feet.

Unit Cost:

This field indicates the unit cost for the unit type indicated, in order to determine the budgetary preliminary probable construction cost estimate.

Total Cost:

This field indicates the total budgetary preliminary probable construction cost estimate. This probable construction cost estimate does not include soft cost, which in a public building construction type can be around 35% to 50% of the construction cost estimate, depending on the implementation methods, location of the project, etc. There are some items

that might be indicated in the report as REF-reference, this means that either there is no cost associated with the barrier removal of the item, or that the cost for the particular item is included as a total job, and the additional item information is for clarification only or to give more detailed information of why the existing condition is not code compliant. The reference items are also used to indicate hardship conditions, for instance topographical site constraints that prohibit access to a facility, applicable code exceptions and other unreasonable hardship conditions.

The survey report also summarizes the cost of each area within the item number, and also includes a total cost per site and building. If the project is going to be implemented in a phased manner, provisions for additional cost per each additional year shall be added to this probable construction cost estimate. The inflation factor currently used in the Construction is 4.5% and should be calculated as a compounded factor over the expected duration of the project.

PR-Priority:

This field indicates the priority based on hazardous conditions, severity of the barriers and whether the existing condition denies access to programs and services or it constitutes only a minor code deviation.

The prioritization criteria used during the survey process reflects the severity of the barrier as follows:



Priority 1: Hazardous conditions and major barrier to access for buildings and sites. These are barriers that should be removed as soon as possible.

Priority 2: High priority refers to existing conditions that impede accessibility to facilities or sites, denying access to the programs and services offered in the facility to persons with disabilities.

Priority 3: Medium priority refers to specific accessibility barriers within facilities or sites that are usable by persons with disabilities, but the specific elements are not fully code compliant. In these cases removal of the barrier will enhance accessibility.

Priority 4: Low priority refers to usable facilities or sites, but with minor code deviations. In existing facilities, usually due to the great need for accessibility improvements, removal of low priority barriers might take a long time to retrofit them since they will have the lower priority.

In some cases these lowest level of priority barriers can be within the construction tolerance range and therefore these barriers may never be removed.

This construction tolerance allowance will have to be evaluated in a case-by-case basis and approved by the agencies that have jurisdiction on the project, or be addressed in a public entity Transition Plan.

Since this project will be phased, other than the priorities set at the time of the survey, it is critical to also conduct a program accessibility evaluation, in order to determine the physical barriers that need to be removed in order to provide program access. Then a final prioritization and schedule for implementation of the Transition Plan is developed. The process also includes a public and users input regarding the priorities and the most important barriers to be removed. The users of the public facilities programs and services are a source of very valuable input.

Implementation Date: The “IMPL DATE” field in the survey report is to be used during the implementation phase of the project, to monitor the architectural barrier removal progress made over time. City of Santa Barbara staff will enter the date of completion for each item either by hand in the hard copy of the report or in the MSACCESS database.

This architectural survey identifies structural barriers to access, but it is important to note that not all structural barriers need to be eliminated for the City to comply with the ADA and similar laws. Title II of the ADA requires city governments to ensure that all of their programs, services, and activities, when viewed in their entirety, are accessible to people with disabilities.

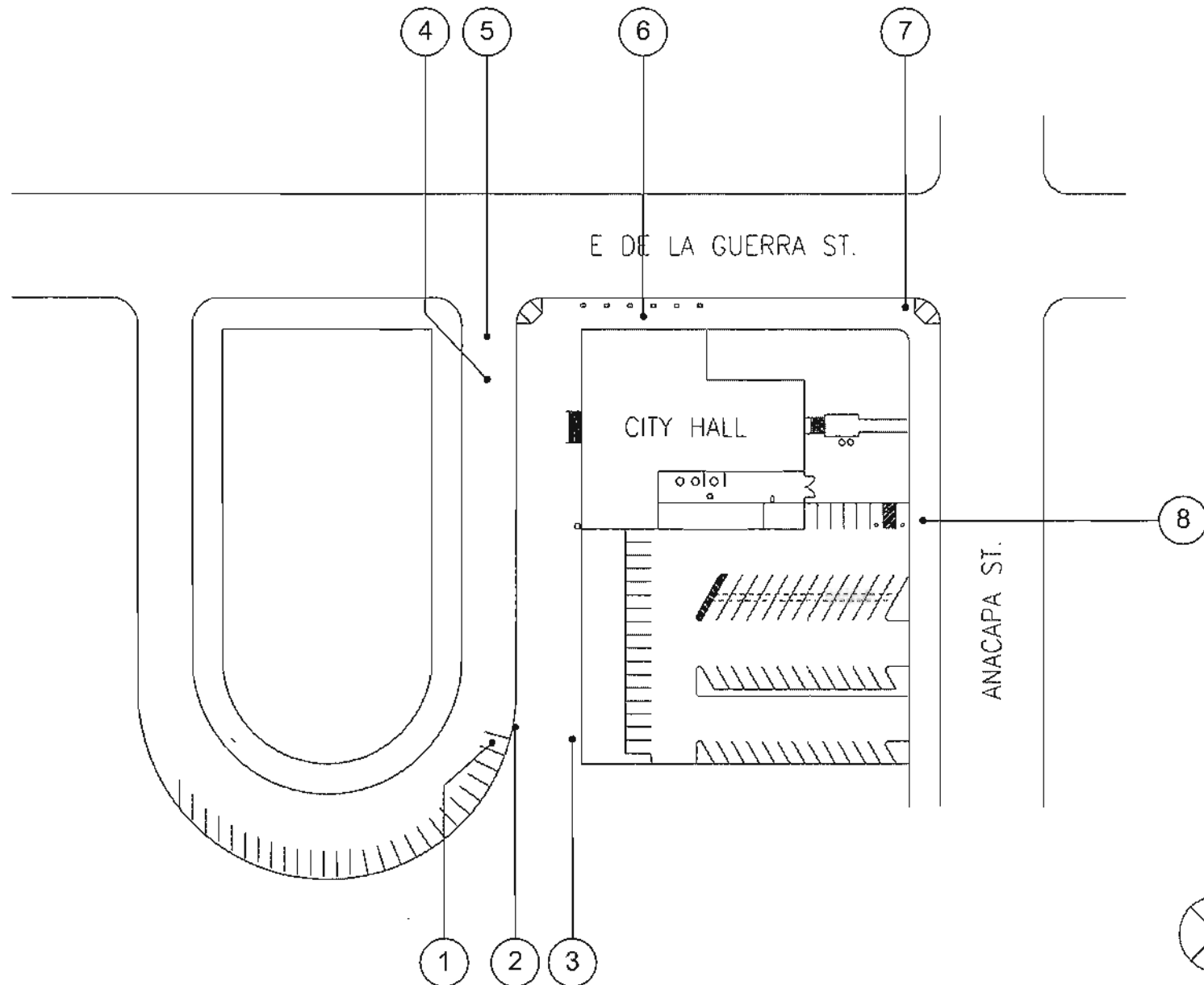


Program access under Title II is intended to remove physical barriers to city services, programs, and activities, but it generally does not require that a city government make each facility, or each part of a facility, accessible. Program accessibility may be achieved in a variety of ways. City governments may choose to make structural changes to existing facilities to achieve access. But city governments can also choose to pursue alternatives to structural changes to achieve program accessibility. The City may change the priority of projects listed in this document based on its ability to make programs services and activities accessible in other ways.

City governments must give priority to such choices that offer services, programs, and activities in the most integrated setting appropriate. In addition, all newly constructed city facilities must be fully accessible to people with disabilities.

**CITY HALL
PUBLIC RIGHT OF WAY**







Public Right-of-Way - Photo # 1

The access aisle does not have the code required size and shape, there is not a "No parking" painted sign in the back of the access aisle, and the ISA sign is painted towards the front of the parking stall instead of the back, so it can be easily seen.



Public Right-of-Way - Photo # 2

The code requires using the term "accessible" zone instead of "handicapped" zone.



Public Right-of-Way - Photo # 3

The bicycles are located in such a way that they protrude into the required top 48" x 48" landing and path of travel at the top of the curb ramp.



Public Right-of-Way - Photo # 4

There are no detectable warnings at the curb ramp to warn blind pedestrians that they are walking into vehicular area. The grooves around the curb ramp are 4" wide instead of the required 12".



Public Right-of-Way - Photo # 5

Broken concrete and vertical drop greater than 1/4" high needs to be repaired.



Public Right-of-Way - Photo # 6

The walk to parking lot not is too narrow, 36" wide instead of the required 48" wide. There are no detectable warnings on the 36" wide walk to warn blind pedestrians that they are walking into vehicular area at the parking lot.



Public Right-of-Way - Photo # 7

There is a drop from the edge of the concrete walk to the dirt level at the tree well. Maintain the level of the dirt at the same level of the walk to avoid a tripping hazard.



Public Right-of-Way - Photo # 8

There are no detectable warnings at the curb ramp to warn blind pedestrians that they are walking into vehicular area. The grooves around the curb ramp are 4" wide instead of the required 12". The one side of the curb ramp does not contrast with the adjacent surface.



Public Right-of-Way - Photo # 9

There is more than 2% cross slope at covered walk. The tile surface does not appear to be slip resistant mainly when wet and the surface is not vibration free.



Public Right-of-Way - Photo # 10

There are no detectable warnings at the curb ramp to warn blind pedestrians that they are walking into vehicular area. The grooves around the curb ramp are 4" wide instead of the required 12". The bottom gutter stripping needs to be maintained.



Public Right-of-Way - Photo # 11

The gutter has cracked concrete, marked crossing painting is fading and needs to be maintained. There is no good drainage that keeps the crosswalk circulation and bottom landing without water.



Public Right-of-Way - Photo # 12

The curb ramp flared side has excessive cross slope, greater than 10%%.



Public Right-of-Way - Photo # 13

The marked crossings need to be maintained.



Public Right-of-Way - Photo # 14

There is a drop from the edge of the concrete walk to the dirt level at the tree well. Maintain the level of the dirt at the same level of the walk to avoid a tripping hazard.

17-Jul-07

**ANA 735 A - City Hall
PUBLIC RIGHT-OF-WAY**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
ANA 735 A - City Hall					PUBLIC RIGHT-OF-WAY	Total Cost =		\$43,729			
1 On-Street Parking										\$2,085	
Parking and Passenger Loading Zones											
Accessible parking space without access aisle.	5' wide x 18' long access aisle	Triangular shape access aisle - not compliant. Photo #: 1	ADAAG: 4.6.3 T24: 1129B.4; Figure 11B-18A-C	Rest-ripe parking space(s) or aisle(s) to make them accessible .	1	JOB	\$200	\$200	2		
Size accessible parking space(s) / aisle(s).	8' wide x 18' long space, 5' wide aisle	Stall size 15' x 8' are not compliant, ISA painted on the floor is not located at the rear of the stall, so it can be seen as you drive by. Curb paint uses the term "Handicapped" Photo #: 1, 2	ADAAG: 4.6.3 T24: 1129B.4; Figure 11B-18A	Re-stripe accessible stall with compliant size and re-paint ISA towards the back of stall. Change the term "handicapped" for "disabled".	1	JOB	\$350	\$350	2		
Tow Away sign at entrance to off-street parking facilities.	Yes (CA only)	None.	ADAAG: N.A. T24: 1129B.5	Provide "Tow Away" sign(s) at entrance to off-street parking facilities when altering area.	1	JOB	\$325	\$325	2		
Cross slope van aisle located to the right of the stall.	1/4":12" (2%)	Parking stall and access aisle have excessive cross slopes 3.4% and running slopes 2.9%-3.8%. T24: 1129B.4.2	ADAAG: 4.6.3	Resurface area as required to modify cross slope.	2	JOB	\$480	\$960	3		
"No Parking" painted at access aisle.	Yes	None. Photo #: 1	ADAAG: N.A. T24: 1129B.4(1) & (2)	Provide the words "No Parking" at each access aisle, painted in 12" high letters.	1	JOB	\$250	\$250	2		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
2 Curb Ramp										\$5,900	
Curb Ramps & Landings											
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp has 12.8% flair slope, 4" grooves, a 3/4" pavement dislocation, no detectable warnings, top landing 18" deep due to the location of bicycles. Photo #: 3, 4, 5	ADAAG: 4.7 T24: 1127B.5	Remove existing curb ramp and provide new curb ramp, with the required slopes, top and bottom landings, 12" grooves, detectable warnings, contrasting color with adjacent surfaces and "No-parking zone" red striping at each side of curb ramp.	1	JOB	\$5,900	\$5,900	3		
3 Access to Parking										\$1,656	
Detectable Warnings/Truncated Domes											
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes	No detectable warnings at walk leading to parking as you enter the vehicular area. Photo #: 6	ADAAG: 4.3.2, 4.6.2 T24: 1133B.8.5	Provide new detectable warnings to warn blind pedestrians they are entering into a vehicular or hazardous area.	12	SF	\$40	\$480	2		
Walks and Sidewalks											
Smooth surface, no excessive irregular surfaces.	Yes	Uneven surfaces at walk. Photo #: 6	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	27	SF	\$28	\$756	3		
Walk/sidewalk width.	36" ADA, 48" min. (CA only)	Walk 36" wide. Photo #: 6	ADAAG: 4.3.3 T24: 1133B.7.1	Enlarge width of walk/sidewalk/pedestrian way to 48" when area is remodeled.(CA only)	15	SF	\$28	\$420	2		
4 Tree Well										\$150	
Walks and Sidewalks											
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	There is 1" - 2" drop from sidewalk to level of dirt at tree well. Photo #: 7	ADAAG: 4.5.2 T24: 1133B.7.4	Maintain tree well dirt or ground cover at the same level of sidewalk.	1	JOB	\$150	\$150	4		

17-Jul-07

ANA 735 A - City Hall
PUBLIC RIGHT-OF-WAY


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
5 Curb Ramp - Main City Hall Entrance										\$5,900	
Curb Ramps & Landings											
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp has 4" grooves, no detectable warnings, no contrasting color with adjacent surfaces at one side of curb ramp. Photo #: 8	ADAAG: 4.7 T24: 1127B.5	Remove existing curb ramp and provide new curb ramp, with the required slopes, top and bottom landings, 12" grooves, detectable warnings, contrasting color with adjacent surfaces and "No-parking zone" red striping at each side of curb ramp.	1	JOB	\$5,900	\$5,900	3		
6 Covered Sidewalk and Entrance Ramp										\$16,048	
Walks and Sidewalks											
Smooth surface, no excessive irregular surfaces.	Yes	Covered sidewalk surface is not smooth and slip resistant, it has some cross slopes towards the bottom of ramp of 3%. Photo #: 9	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	472	SF	\$34	\$16,048	1		
7 Curb Ramp										\$7,040	
Curb Ramps & Landings											
Existing curb ramp with multiple code non-compliances.	Multiple code requirements.	Curb ramp has 10.7% flair slope, cross slope of 4.9%, 4" grooves, a 3/4" pavement dislocation, no detectable warnings, no contrasting color with adjacent surfaces. Water collects at bottom or curb ramp. Photo #: 10, 11, 12, 13	ADAAG: 4.7 T24: 1127B.5	Remove existing curb ramp and provide new curb ramp, with the required slopes, top and bottom landings, 12" grooves, detectable warnings, contrasting color with adjacent surfaces and "No-parking zone" red striping at each side of curb ramp.	1	JOB	\$5,900	\$5,900	3		

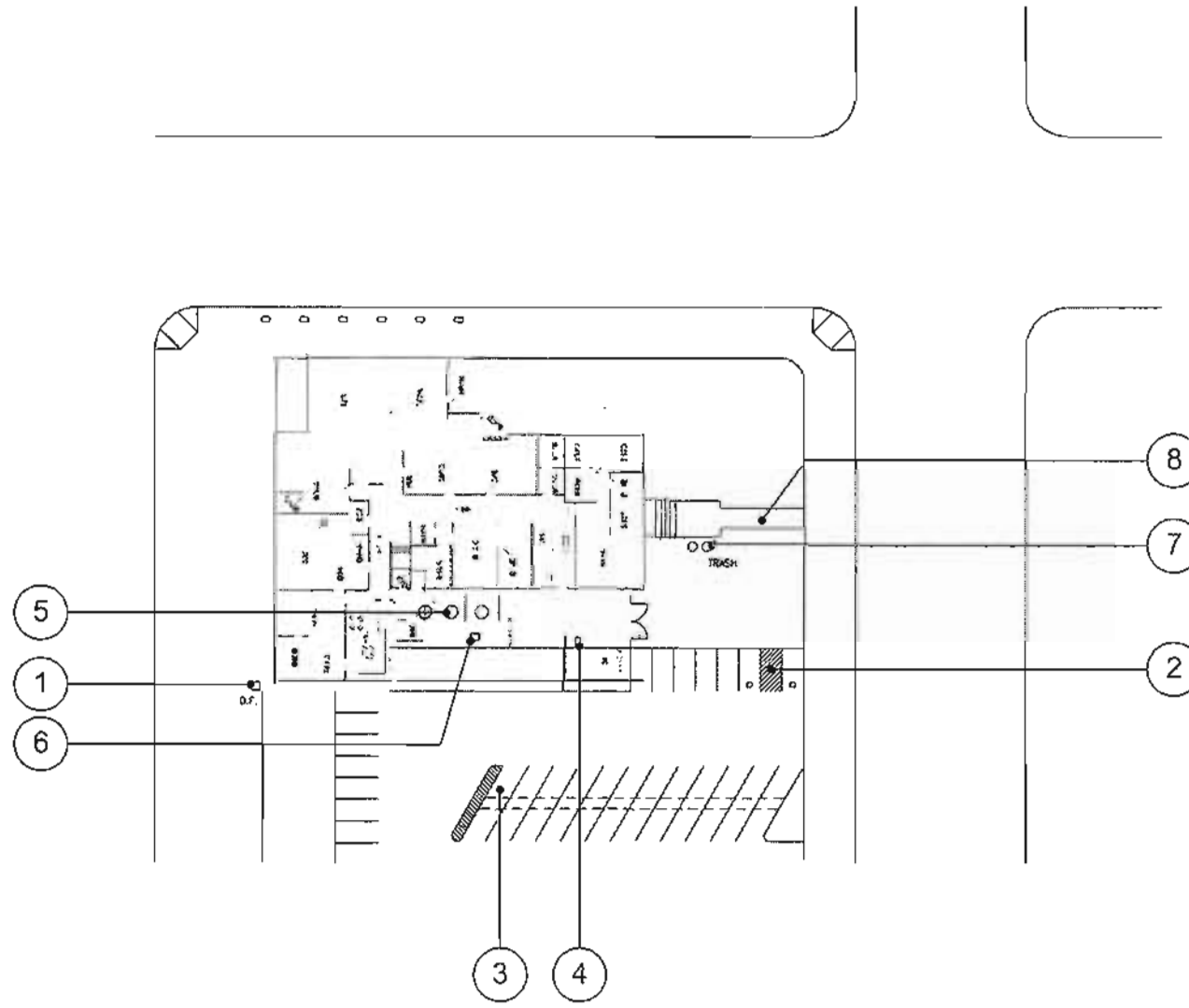
17-Jul-07

ANA 735 A - City Hall
PUBLIC RIGHT-OF-WAY


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Street Crossings/Pedestrian Signals & Islands											
Curb ramp, provide marked crossings at street.	Can exclude flair sides.	Marked crossings do not go all the way across the street and bottom landing section needs maintenance. Photo #: 12, 13	ADAAG: 4.7.9; Fig 15 (a) (b) T24: 1127B.5.1	Extend marked crossings paint and maintain existing pain.	76	LF	\$15		\$1,140	2	
Location and operation of pedestrian traffic control buttons.	48" high max. above ground, controls shall be operable with one hand and shall not require tight grasping, pinching or twisting of the wrist. The force to activate shall be no greater than 5 lbs.	No pedestrian signals provided at traffic light, with audible signals, locator tone, and compliant signage yellow and black stripe above signal..	ADAAG: 4.2.5 T24: 1117B.5.10	Relocate pedestrian traffic control buttons, 48" high max. above ground. Replace existing control button with an accessible type, adjust pressure to operate not exceed 5 lbs.	REF.		\$0			2	
8 Tree Well										\$150	
Walks and Sidewalks											
Pavement dislocations.	Beveled edge 1:2 max. (between 1/4" and 1/2")	There is 4" drop from sidewalk to level of dirt at tree well. Photo #: 14	ADAAG: 4.5.2 T24: 1133B.7.4	Maintain tree well dirt or ground cover at the same level of sidewalk. (Alternate solution to provide a tree grate).	1	JOB	\$150		\$150	2	
9 Off Street Parking Driveway/Sidewalk										\$4,800	
Detectable Warnings/Truncated Domes											
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes	No detectable warnings at walk leading to parking as you enter the vehicular area.	ADAAG: 4.3.2, 4.6.2 T24: 1133B.8.5	Provide new detectable warnings to warn blind pedestrians they are entering into a vehicular or hazardous area.	120	SF	\$40		\$4,800	2	

**CITY HALL
SITE**







Site - Photo # 1

Drinking fountain pipes have sharp edges. Provide a pipe cover.



Site - Photo # 2

The drinking fountain does not have a wing wall or protective rail on one side. The bubbler height is greater than 36" high. There is no high drinking fountain.



Site - Photo # 3

This combination parking sign and tow-away sign does not have the size or language required by code. Two separate compliant signs needed.



Site - Photo # 4

There is not a "No Parking" sign at the rear of the access aisle. The access aisle is not striped as required by code.



Site - Photo # 5

Path of travel from accessible parking stalls require persons with disabilities to travel through the parking lot, which does not have striped marked crossings. There is not a "No Parking" sign at the rear of the access aisle. The access aisle is not striped as required by code. The sign is not compliant.



Site - Photo # 6

The push button to operate gate automatic door is a protruding object without cane detectability at 27" high maximum.



Site - Photo # 7

Outdoor tables do not have the required knee clearance for a person with disabilities using a wheelchair.



Site - Photo # 8

The grate is located in such way that the perimeter gap is greater than the maximum allowed by code 1/2".

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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ANA 735 A - City Hall SITE Total Cost = \$32,794

1 Drinking Fountain

\$4,700

Drinking Fountains

Drinking Fountain space requirements at wall and post mounted units.	Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48" clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Knee clearance 26 3/4", bubbler height 37 1/2", no high drinking fountain. Sharp pipe edges below drinking fountain. Photo #: 1	ADAAG: 4.15.5(1) T24: 1507.3.1	Modify existing drinking fountain to meet the required heights and smooth pipe underneath. Provide a new high drinking fountain.	1 JOB	\$4,200	\$4,200	3
Drinking fountain, visually impaired individuals.	32" wide x 18" deep alcove or if unreasonable hardship is determined, provide wing walls or textured floor.	No wing wall at one side of drinking fountain. Photo #: 2	ADAAG: 4.15.5 (1) T24: 1117B.1.2	If alcove can not be provided due to unreasonable hardship, provide wing walls or metal rails.	1 JOB	\$500	\$500	3

2 Van Parking

\$1,200

Parking and Passenger Loading Zones

Accessible van parking space without access aisle to the right of the parking stall.	8' wide x 18' long	No parking aisle provided, length of parking stall is 15' long instead of the required 18' long min. Photo #: 4	ADAAG: 4.6.3 T24: 1129B.4; Figure 11B-18A-C	Restripe van parking and access aisle to be located at the passenger side of vehicle.	1 JOB	\$400	\$400	2
Tow Away sign at entrance to off-street parking facilities.	Yes (CA only)	Tow away combined with parking sign. Photo #: 3	ADAAG: N.A. T24: 1129B.5	Provide "Tow Away" sign(s) at entrance to off-street parking facilities when altering area.	1 JOB	\$325	\$325	2

17-Jul-07

**ANA 735 A - City Hall
SITE**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reflectorized sign for accessible parking space(s) located visible from each stall or space.	Yes, 70" in area		Parking sign combined with tow away sign. Photo #: 3	ADAAG: 4.6.4 T24: 1129B.5; Figures 11B-18A-18C	Provide compliant parking sign(s) with bottom at 80" AFF, or centered on the wall at the interior end of the parking space(36" high min. CA only).	1	JOB	\$225	\$225	2	
"No Parking" painted at access aisle.	Yes		None. Photo #: 4	ADAAG: N.A. T24: 1129B.4(1) & (2)	Provide the words "No Parking" at each access aisle, painted in 12" high letters.	1	JOB	\$250	\$250	2	

3 Parking**\$6,420****Detectable Warnings/Truncated Domes**

Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes		None adjacent to parking aisles and both sides of crosswalk to warn blind pedestrians they are entering a vehicular area. Photo #: 5	ADAAG: 4.3.2, 4.6.2 T24: 1133B.8.5	Provide new detectable warnings to warn blind pedestrians they are entering into a vehicular or hazardous area.	120	SF	\$40	\$4,800	2	
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Parking and Passenger Loading Zones

Total # of accessible spaces.	51-75 spaces, 3 accessible spaces		75 parking stalls, 1 van and 2 regular stalls provided. Stalls are not long enough 12' & 14' long instead of the required 18' min. Photo #: 5	ADAAG: 4.1.2(5)* T24: Figure 11B-18A-C	Provide 3 accessible parking spaces with required signage including 1 van space.	2	JOB	\$500	\$1,000	2	
Reflectorized sign for accessible parking space(s) located visible from each stall or space.	Yes, 70" in area		Parking sign combined with tow away sign. Photo #: 5	ADAAG: 4.6.4 T24: 1129B.5; Figures 11B-18A-18C	Provide compliant parking sign(s) with bottom at 80" AFF, or centered on the wall at the interior end of the parking space(36" high min. CA only).	2	JOB	\$225	\$450	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Along accessible path, shortest route to an accessible entrance.	Yes		2 regular stalls are not located on the shortest route to sidewalk, but crossing parking vehicular way without marked crosswalk. Photo #: 5	ADAAG: 4.6.2 T24: 1131B.1	Provide a marked crosswalk. (A preferable solution will be to relocate the parking adjacent to the sidewalk side).	17	JOB	\$10	\$170	1	

4 Automatic Door Operator Push Button**\$500****Hazards/Protruding Objects**

Protruding free-standing object mounted on post (Telephones with leading edges 27" to 80" shall not reduce clear width (48")).	12" cantilever from post max.	Automatic door operator push button protrudes 16" from post at 41 3/4" high. Photo #: 6	ADAAG: 4.4.1 T24: 1121B.1; Fig 11B-7A	Provide a cane detectable area at 27" high maximum.	1	JOB	\$500	\$500	2	
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5 Picnic Tables**\$500****Picnic Elements**

Recreation areas, picnic benches	Make a minimum of one picnic bench or 5% of all picnic benches provided accessible.	2 picnic tables do not have the required knee clearance. Photo #: 7	ADAAG: Recommended T24: N/A	Provide a new accessible picnic table.	1	JOB	\$500	\$500	3	
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6 Grate**\$200****Walks and Sidewalks**

Rectangular gratings (walks shall be free of gratings if possible).	1/2" max. grid openings in direction of traffic flow	7/8" gaps at grate perimeter edge. Photo #: 8	ADAAG: 4.5.4 T24: 1133B.7.2	Reset grate to insure 1/2" maximum openings.	1	JOB	\$200	\$200	2	
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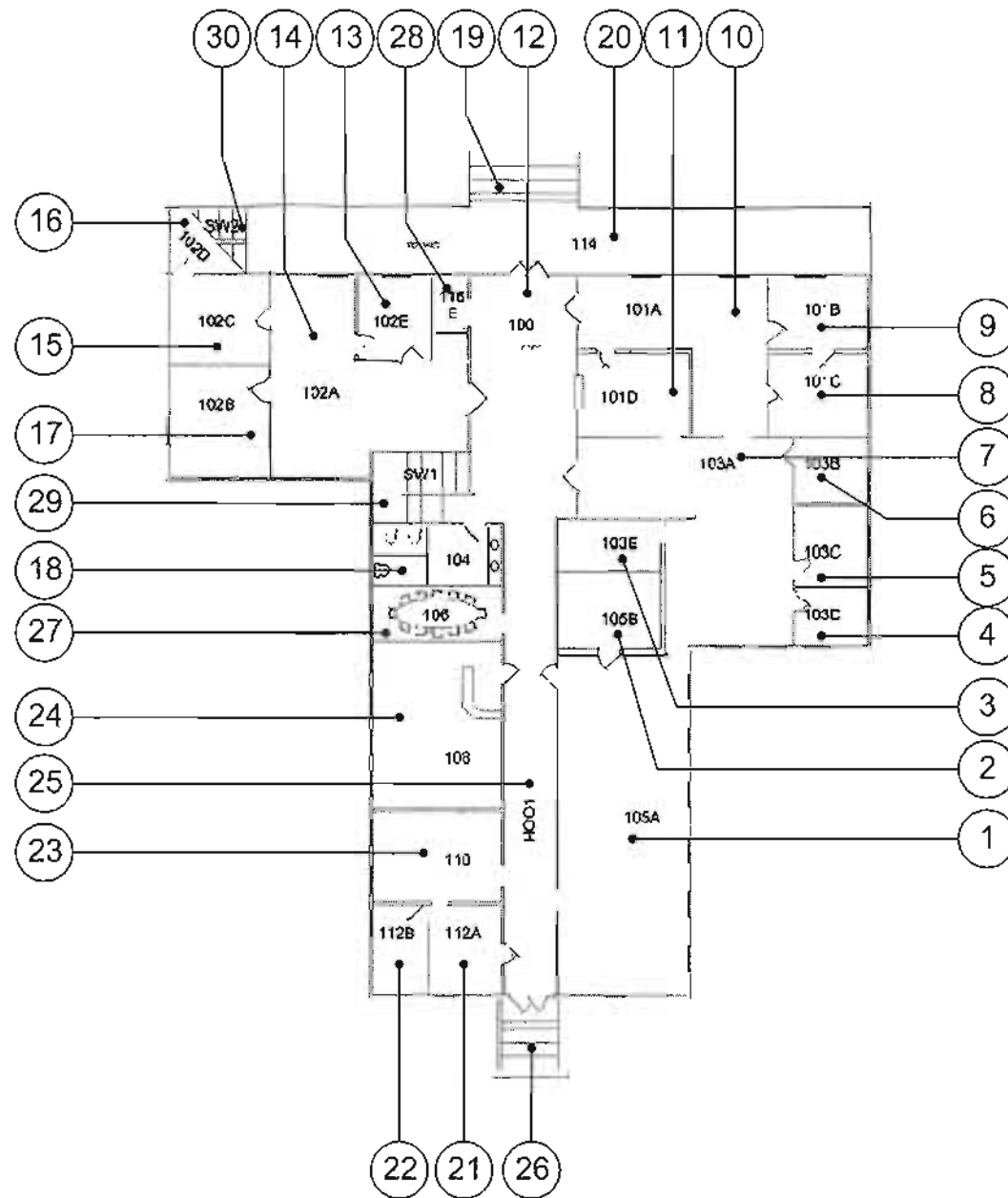
17-Jul-07

**ANA 735 A - City Hall
SITE**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
7 Trash Receptacle										\$50	
Exterior Routes of Travel											
Accessible route to site feature(s).	Yes		Trash receptacle located 18" from path of travel mounted on curb at grass area. Reach point at 47" high.	ADAAG: 4.3.2 T24: 1114B.1.2	Relocate trash receptacle closest to accessible path of travel.	1	JOB	\$50	\$50	3	
8 Walk Towards Anacapa Street Entrance Stair										\$15,624	
Signage											
Directional sign to accessible facilities or elements.		Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	No directional sign provided at sidewalk near walk entrance.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1	JOB	\$120	\$120	2	
Walks and Sidewalks											
Smooth surface, no excessive irregular surfaces.	Yes		Tile walk has uneven surfaces.	ADAAG: 4.5.2 T24: 1133B.7.1	Repave area to provide smooth accessible route surface.	456	SF	\$34	\$15,504	3	
9 Driveway To Annex										\$3,600	
Detectable Warnings/Truncated Domes											
Where walk crosses or adjoins vehicular way not separated by curb, guardrails or handrails.	Yes		Entrance to basement walk is thought driveway vehicular area, without a cane detectable separation to warn blind pedestrians of vehicular area.	ADAAG: 4.3.2, 4.6.2 T24: 1133B.8.5	Provide detectable warnings to separate pedestrian walk from vehicular area or other way of detectability for blind pedestrians.	90	SF	\$40	\$3,600	1	

CITY HALL GROUND FLOOR







Building - Photo # 1

Door width is too narrow, without smooth kick plate.



Building - Photo # 2

Threshold has a 1/2" vertical drop instead of being beveled. No smooth kick plate provided.



Building - Photo # 3

There is no wheelchair access to storage area. Drop down stairs do not have the required knee clearance, compliant handrails. Stairs have open risers.



Building - Photo # 4

There is not an accessible hardware that does not require tight grasping, pinching and twisting of the wrist to operate. A doorstop is in the 10" kick plate required to be smooth. There is no tactile and Braille room identification sign.



Building - Photo # 5

Light switches are mounted behind copier, not accessible to wheelchair users.



Building - Photo # 6

Power outlets are located behind shelves and table, not accessible to wheelchair users.



Building - Photo # 7

Doorknob not accessible type requires tight grasping and twisting of the wrist to operate. Door too narrow.



Building - Photo # 8

Counter does not have a low section of 34" high maximum by 36" wide minimum. Counter shelf protrudes more than 4" from the counter without a cane detectable element mounted at 27" maximum.



Building - Photo # 9

Stairs without contrasting color stripping, bottom riser is 1 ½" high and therefore uneven with the rest of the stair risers. Handrail does not have compliant handrail extensions.



Building - Photo # 10

Handrail does not have compliant handrail extensions. Top extension runs into the column, which will be an issue for blind pedestrians. Stairs without contrasting color stripping, bottom riser is 1 ½" high and therefore uneven with the rest of the stair risers.



Building - Photo # 11

There is no International Symbol of Accessibility (ISA) sign indicating this is the accessible building entrance. There is no tactile/Braille entrance sign adjacent to the door.



Building - Photo # 12

Ramp handrails are mounted more than 1 ½" from the wall. The ramp surface does not appear to be slip resistant as required by code mainly when wet. The surface is not vibration free.



Building - Photo # 13

High counter does not have a low section of 34" high maximum and 36" wide minimum. The gate has more than 3" gap at the bottom of the gate.



Building - Photo # 14

Doormats are not secured. Door panic bar deadbolts protrude into the 10" bottom kick plate required to be smooth. Provide kick-plate cover.



Building - Photo # 15

High threshold, not beveled maximum ½" high, not code compliant.



Building - Photo # 16

Threshold too high, panic rod protrudes into the 10" kick plate required to be smooth.



Building - Photo # 17

Stairs without contrasting color stripping. Handrails do not have compliant handrail extensions.



Building - Photo # 18

Stairs without contrasting color stripping. Handrail does not have compliant handrail extensions. No directional sign to accessible entrance.



Building - Photo # 19

Elevator does not have the required elevator cab size; hallway call buttons are not fully illuminated. The clear door opening is 30" wide instead of 36" wide. Doorjamb signs have Federal Braille.



Building - Photo # 20

No Hall lanterns provided at each hoistway, mounted at 72" high min.



Building - Photo # 21

The elevator doorjamb has Federal Braille instead of California Contrasting Grade 2 Braille. The star is less than the required 2" high, similar to the number.



Building - Photo # 22

The control panel has Federal Braille instead of California Contrasting Grade 2 Braille. The push buttons are not fully illuminated. The number 1 exiting floor does not have the star to the left of the number.



Building - Photo # 23

The telephone intercom system does not have hardware that does not require tight grasping to operate.



Building - Photo # 24

The handrail is not 1 1/2" diameter or compliant shape and dimensions – 3" high. Note that an additional call button within the cab has been placed towards the back of the cab, to facilitate its use by persons with disabilities.



Building - Photo # 25

The handrail is not continuous and it does not have the required 1 ½" diameter, and the required handrail extensions. There is no contrasting color striping.



Building - Photo # 26

The handrail is not continuous and it does not have the required 1 ½" diameter, and the required handrail extensions.



Building - Photo # 27

The handrail is not continuous and it does not have the required 1 ½" diameter, and the required handrail extensions. There is no contrasting color striping.



Building - Photo # 28

The handrail is not continuous and it does not have the required 1 ½" diameter – wood handrail is 4" wide. There is no contrasting color striping. Mounting height ranges from 27" to 28 ½" high.



Building - Photo # 29

Stairs do not have contrasting color striping. Handrails do not have the compliant extensions and 1 ½" maximum diameter grip – wood handrail is 4" wide.



Building - Photo # 30

Stairs do not have contrasting color striping. Handrails do not have the compliant extensions and 1 ½" maximum diameter grip. There is not a compliant landing at the gate location placed in the middle of the stair without compliant hardware.



Building - Photo # 31

Stairs do not have contrasting color striping. Handrails do not have the compliant extensions and 1 ½" maximum diameter grip. There is not a compliant landing at the gate location placed in the middle of the stair as well as no compliant hardware.

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
City Hall FIRST FLOOR						Total Cost = \$1,144,509					
1 Water Billing - Cashier - Business License - 105A										\$7,000	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 3 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Deadbolt requires tight grasping to operate.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$150	\$300	3		
Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	3/4" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	1	JOB	\$280	\$280	3		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 59" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3		
Work Surfaces											
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter 45" high, has a low shelf 27" wide that protrudes into the path of travel and door maneuverable clearance.	ADAAG: 7.2 T24: 1122B.4	Remodel counter to provide an accessible section when altering the area.	1	JOB	\$4,000	\$4,000	3		

2 Vault And Storage**\$3,880****Doors**

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27 1/2". Photo #: 1	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2	
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Electrical, Alarms

Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 52" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
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17-Jul-07

ANA 735 A - City Hall
FIRST FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Hazards/Protruding Objects											
Minimum clear headroom, 80" high above finished floor min.	Provide 80" minimum path of travel clearance without overhead obstructions locate below the minimum required height.	Vault storage does not have the required ceiling height clearance, 73" high.	ADAAG: 4.4.2 T24: 1121B.2	This storage room is inaccessible not only it does not have the required ceiling height, but also a narrow door. Modify area when altering this area of the facility.	REF.	\$0				4	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100		3	
3 Vault And Storage										\$1,840	

Doors

Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	1" threshold. Photo #: 2	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	60	SF	\$25	\$1,500		2	
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Hazards/Protruding Objects

Minimum clear headroom, 80" high above finished floor min.	Provide 80" minimum path of travel clearance without overhead obstructions locate below the minimum required height.	Vault storage does not have the required ceiling height clearance, 73" high.	ADAAG: 4.4.2 T24: 1121B.2	This storage mezzanine room is inaccessible not only it does not have the required ceiling height, access through pull down ladder. Modify area when altering this area of the facility.	REF.	\$0				4	
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100		3	
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17-Jul-07

ANA 735 A - City Hall
FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs											
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	Pull down ladder to mezzanine storage does not have contrasting color stripping. Photo #: 3	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.	24	LF	\$10	\$240	3		
4 Office - 103 D									\$4,550		
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 50" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
5 Office - 103 C										\$4,320	
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29 3/4".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 50" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.		60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	48" wheelchair maneuverable clearance in front of door, due to the location of desk.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate desk.	1	JOB	\$50	\$50	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
6 Office - 103 B										\$4,320	
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29 1/4".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appiances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 50" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.		60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	36" wheelchair maneuverable clearance in front of door, due to the location of desk.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate desk.	1	JOB	\$50	\$50	2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
7 Open Office - 103 A										\$7,900	
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	31 1/4" case opening to room 105A.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening when altering the area.		REF.	\$0		4	
Door opening width measured between face of door & opposlte stop.		32" clear opening width when 90° open.	Door width 28" clear each leaf at double door. Photo #: 4	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide an automatic door operator.	1	JOB	\$5,500	\$5,500	1	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 9 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door opening hardware, pull side-type.		U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher does not have the required accessible hardware.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1	JOB	\$250	\$250	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 4	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Bottom Kick plate-door stop.		10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area. Photo #: 4	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 47" high, but located behind copier. Photo #: 5	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C. Chapter 3	Relocate copier to provide compliant approach to switch.	1	JOB	\$50	\$50	4	
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 48" high, but blocked by table. Photo #: 6	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate table to provide compliant approach to power outlet.	1	JOB	\$50	\$50	4	
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
Reach Ranges											
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 59" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4	
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT	UNIT TYPE COST	TOTAL COST	PR	IMPL DATE
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
8 Office - 101 C									\$1,310	
Doors										
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2 JOB	\$390	\$780	2	
Electrical, Alarms										
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 50" high, located behind door.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1 JOB	\$50	\$50	4	
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 7" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2 JOB	\$100	\$200	3	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
9 Office - 101 B										\$920	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	0" doors strike clearance at pull side, due to the location of desk.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate desk.	1	JOB	\$50	\$50	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 7" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 59 1/2" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
10 Office - 101 A									\$7,690	
Doors										
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28"clear each leaf at double door.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide a power door operator.	1 JOB	\$5,500	\$5,500	3		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 9 lbs., door sweep 7 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1 JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2		
Electrical, Alarms										
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 13" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2		
Signage										
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT	UNIT TYPE COST	TOTAL COST	PR	IMPL DATE
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
11 Phone Room Equipment - 101D									\$4,550	
Doors										
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1 JOB	\$3,500	\$3,500	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2	
Electrical, Alarms										
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 49" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 13" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
12 Lobby - 100									\$8,295	
Drinking Fountains										
Kindergarten Drinking Fountain space requirements at wall and post mounted units.	Kindergarten Drinking Fountain minimum dept 18" knee space 22" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48" clear space in front of drinking fountain. The bubbler outlet orifice shall be 30" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain does not have the required knee clearance - 26 5/8" high, bubbler mounted at 36" high.	ADAAG: 4.15.5(1) T24: 1507.3.; CBC Table 15-A	Provide new accessible high and low drinking fountains.	1 JOB	\$4,200	\$4,200	2		
Doors										
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat.	ADAAG: 4.5.3 T24: 1133B.1.1.1.3; Fig. 11B-25	Anchor doormat to floor or remove it.	1 JOB	\$100	\$100	2		
Electrical, Alarms										
Fire alarm pull station controls and operating systems.	Unit shall be able to be activated with a closed fist or flalled hand, with a maximum force of 5 lbs. without requiring pinching, twisting or grasping.	Fire alarm pull not accessible type, mounted at 49" high.	ADAAG: 4.27.4 T24: 1117B.6.4	Provide a new fire alarm pull station with compliant operating mechanism, mounted at an accessible height when modernizing the facility.	1 JOB	\$225	\$225	2		
Hazards/Protruding Objects										
Protruding objects with leading edges between 27" & 80" above finished floor may protrude 4" from wall into path of trave or 12" protrusion if post mounted.	Shall not reduce the minimum clear width of (48")	Shelf and display case protrudes 5 1/2" from the wall.	ADAAG: 4.4.1 T24: 1121B.1; Fig 11B-7A	Provide cane-detectable railing with leading edges at or below 27" high A.F.F.	6 LF	\$100	\$600	2		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage										
Building directory sign indicating location of accessible features.		Indicate location of accessible features i.e. restrooms, drinking fountains, public telephones, elevators. Letters and pictograms shall be contrasting in color.	No Directory sign provided.	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide building directory sign indicating the location of accessible features, i.e. restrooms, drinking fountains, public telephones, elevators.	1 JOB	\$300	\$300	3	
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
Telephones										
Telephone Mounting Height front approach.		48" to the highest operable mechanism for front reach approach.	Phone coin slot mounted at 60" high.	ADAAG: 4.2.5 T24: 1118B.5	Lower telephone to required accessible height.	1 JOB	\$150	\$150	2	
Telephone Shelf & Electric Outlet		Pay telephones designed to accommodate a portable text telephone shall be equipped with an electrical outlet within or adjacent to the telephone enclosure. Handsets shall be capable of being placed flush on the surface of the shelf. The shelf shall have a 6" min. vertical clearance to accommodate the text telephone.	None.	ADAAG: 4.1.3 (17) (d) T24: 1117B.2.9.2	Provide a shelf and an electrical outlet.	1 JOB	\$500	\$500	2	
Text telephone TDD at interior public type of facility required to provide one.		Provide permanent text telephone.	No TTD provided.	ADAAG: 4.1.13 (17) (d) T24:	Provide a text telephone and compliant signage to be mounted above the telephone.	1 JOB	\$2,000	\$2,000	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT	UNIT TYPE COST	TOTAL COST	PR	IMPL DATE
13 Office - 102E									\$5,040	
Doors										
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27" at both doors. One of the doors has a concrete wall. Photo #: 7	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge one door and provide a directional sign at second narrow door.	1 JOB	\$3,500	\$3,500	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 7	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2 JOB	\$390	\$780	2		
Electrical, Alarms										
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 52 1/2" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 2" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2 JOB	\$100	\$200	3		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
14 Open Office - City Clerk - 102A										\$10,700	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28" clear each leaf at double door.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide an automatic door with push plates.	1	JOB	\$5,500	\$5,500	1		
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat.	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 4 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 60" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher bracket mounted at 59" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2		

17-Jul-07

**ANA 735 A - City Hall
FIRST FLOOR**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
Work Surfaces											
Service counter stand-up service, height.		Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter mounted at 44" high, projects 6 1/2" above 27" max. without a cane detectable element. Photo #: 8	ADAAG: 7.2 T24: 1122B.4	Lower the counter and provide a cane detectable rail.	1	JOB	\$3,500	\$3,500	2	
15 Office - 102C										\$4,420	
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2	
Interior doors strike side clearance at pull side front approach.		Strike side clearance 18" min.	8" doors strike clearance at pull side, due to the location of shelves.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate shelves.	1	JOB	\$50	\$50	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring light grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 13" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	



FIRST FLOOR											
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher bracket mounted at 61" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

16 Storage - Copier - 102D**\$7,100**

Doors									
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1 JOB	\$3,500	\$3,500	4	
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	8" doors strike clearance at pull side, due to the location of furniture.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate furniture.	1 JOB	\$50	\$50	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2	
Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	2" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	100 SF	\$25	\$2,500	1	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 52" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
17 Office - 102B									\$4,650		

Doors

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 51" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 13" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat controls mounted at 60" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
18 Women's Restroom - 104									\$9,320		

Doors

Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 5 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Sanitary Facilities											
Restroom hot water drain pipe insulation under lavatory.	Provide insulated drain pipes or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.	No insulation.	ADAAG: 4.19.4 T24: N/A	Provide insulation at hot water drain pipes under at least one lavatory.	1	JOB	\$100	\$100	3		
Water closet distance to adjacent wall.	Locate water closet 18" from centerline of fixture to adjacent wall.	21 1/2" from centerline of water closet to wall.	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	REF.		\$0		3		
Water Closet stall, at least one shall be a standard accessible toilet.	60" wide min.; 56" deep min., ADAAG. A standard toilet stall shall provide a min. 60" long clear space with the stall door at the side and a min. 48" space in front of the water closet, T-24.	Water closet does not have the minimum wheelchair maneuverable clearance. 58" wide stall and 29" clear between water closet and toilet partition. 32" in front of water closet instead of the minimum required 48" clear.	ADAAG: 4.17.3 T24: 1115B.7.1.3	Relocate water closet and modify stall as needed to provide the required clearances.	1	JOB	\$5,000	\$5,000	4		
Adult: Toilet stall grab bars.	Grab bars shall be mounted at height 33" to centerline. Back grab bar 36" min. located 6" from side wall. Side grab bar shall extend 24" in front of water closet or 54" from back wall.	Side grab bar mounted at 52" from the back wall.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1	JOB	\$300	\$300	4		
Toilet stall hardware.	Toilet stall doors shall have accessible door hardware at both sides of door.	No U-pull inside and outside of door.	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	1	JOB	\$150	\$150	2		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Feminine napkin & tampon dispensers not accessible type operable mechanism, mounted at 48" high.	ADAAG: 4.27 T24: 1115.B.9.2	Provide new accessible restroom accessories.	2 JOB	\$400	\$800	2		
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Seat cover dispenser mounted at 20" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	2		
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser not accessible type, mounted at 50" high, it protrudes 9 1/2" from the wall at 40 1/2" high without a cane detectable protection at 27" high maximum.	ADAAG: 4.27 T24: 1115.B.9.2	Relocate accessory so it is not a protruding object and lower it to 40" high max. to operable mechanism.	1 JOB	\$350	\$350	2		
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Soap dispenser accessible type, mounted at 45" high.	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	2		
Adult: Coat hook.	Coat hook not within accessible reach range.	Coat hook mounted at 67" high.	ADAAG: 4.2.5 T24: (1110B.1.7)	Provide new coat hook mounted at 48" high.	1 JOB	\$70	\$70	2		

17-Jul-07

**ANA 735 A - City Hall
FIRST FLOOR**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Stall toilet paper dispensers.	Toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 12" of front edge of toilet seat, T-24. Mounting height 19" min. to centerline. Max. protrusion from the wall 3" (DSA Policy 99-07).	Toilet paper dispenser mounted at 40" high and blocks use of grab bar.	ADAAG: 4.16.6 T24: 1115B.9.3	Lower toilet paper dispenser to accessible height.	1 JOB	\$350	\$350	2		
Signage										
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	None.	ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1 JOB	\$100	\$100	3		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		

19 Main Exterior Stairs - Accessible Entrance**\$18,600****Doors**

Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Deadbolt requires twisting to operate.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Replace deadbolt with compliant type.	1 JOB	\$250	\$250	2
Signage								
Braille entrance/exit sign.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No building entrance tactile Braille signage provided. Photo #: 11	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1 JOB	\$100	\$100	1

17-Jul-07

FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Facilities and elements required to be identified as accessible.		Provide the international symbol of accessibility.	No ISA provided. Photo #: 11	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1 JOB	\$50	\$50	1	
Stairs										
Handrail mounting height.		34" - 38" above nosing tread.	Handrails mounted at 30" high, without compliant extensions. Intermediate handrails end at column instead of adjacent to it with compliant extensions. Photo #: 9, 10	ADAAG: 4.9.4 (5) T24: 1133.B.4.2.1	Provide new handrails and extensions mounted at 34"-38" high.	36 LF	\$250	\$9,000	1	
Striping for the visually impaired.		Contrasting color strip (2") at all exterior stair nosing. (CA only).	No contrasting color provided. Photo #: 9	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping for visually impaired at all exterior stair treads when area is altered.	150 LF	\$10	\$1,500	1	
Risers height.		Risers height between 4" and 7". Risers height uniform with others. (CA only)	Uneven bottom riser is 1 1/2" high.	ADAAG: T24: 1133B4.5.3	Raise pavement in front of stairs as needed to eliminate bottom riser.	350 SF	\$22	\$7,700	1	

20 Exterior Ramp**\$10,292****Ramps and Exit Facilities**

Ramp Surface		Ramp surface shall be firm, stable and slip resistant.	Ceramic tile ramp surface is not smooth, vibration free and slip resistant. Photo #: 12	ADAAG: 4.5.1 T24: 1133B.7.1.1	Provide a firm, stable and slip resistance surface.	288 SF	\$34	\$9,792	2	
Ramp Handrails Mounting Height		Handrail mounting height shall be between 34" to 38" high.	Handrail mounted at 32" high. Photo #: 12	ADAAG: 4.9.4 (5) T24: 1133.8.4.2.1	Modify existing handrail as needed to remount between 34" to 38" high.	1 JOB	\$500	\$500	4	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
21 Office - 112 A										\$9,170	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	1		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 4 secs., back check 1 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 61" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
Work Surfaces										
Service counter stand-up service, height.		Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter mounted at 44" high and gate door has 6 1/2" gap at bottom instead of the required 3" max. Photo #: 13	ADAAG: 7.2 T24: 1122B.4	Lower the counter and gate door to have a 3" gap from the floor maximum.	1 JOB	\$3,500	\$3,500	2	
22 Office - 112 B								\$4,270		
Doors										
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1 JOB	\$3,500	\$3,500	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2	
Electrical, Alarms										
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 8" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
23 Office - 110										\$870	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 8 lbs., door sweep 3 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 11" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 60" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
24 Open Office Payroll Accounts - 108										\$4,690	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring light grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		

17-Jul-07

ANA 735 A - City Hall
FIRST FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appiances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Thermostat control mounted at 59" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 60" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
Work Surfaces											
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter mounted at 46" high.	ADAAG: 7.2 T24: 1122B.4	Lower the counter.	1	JOB	\$3,500	\$3,500	2		
25 Corridor									\$4,032		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 11 lbs., door sweep 3 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door inaccessible due to threshold or step at door more than 3/4" high, up to 6" high.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	1 1/2" threshold. Photo #: 15	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel existing area as required to provide landing with accessible ramping, slope 8.33% max.	54	SF	\$28	\$1,512	2		
Bottom Kick plate - panic rod.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Panic rod at kick plate area. Photo #: 16	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide panic rod kick plate cover on push side of door when altering area.	2	JOB	\$300	\$600	3		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Hazards/Protruding Objects											
Protruding objects 4" max. from wall into path of travel.	Protruding objects with leading edges between 27"& 80" above finished floor may protrude 4" max. from wall into path of travel.	Fire extinguisher does not have compliant hardware, mounted at 39" high. fire extinguisher protrudes 7" from the wall instead of the required 4" maximum. T24: 1121B.1; Fig 11B-7A	ADAAG: 4.4.1	Lower fire extinguisher to have the bottom edge of cabinet at 27" high and operable mechanism with accessible hardware at 48" maximum height.	1	JOB	\$100	\$100	2		

17-Jul-07

ANA 735 A - City Hall
FIRST FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

26 Exterior Entrance Stairs
\$11,670
Signage

Sign to provide direction to or information about facilities and or building functional spaces missing or non-compliant.	Informational sign must be mounted where visible, readable, contrasting color, when also directional in nature, include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	There is no visual and tactile/Braille sign indicating the stair floor.	ADAAG: T24: 1117B.5	Provide a Tactile/Braille 2" high numeral sign indicating the stair floor level.	1	JOB	\$200	\$200	2	
Directional sign to accessible facilities or elements.	Directional sign must be mounted where visible, readable, contrasting color, and include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	No directional sign at sidewalk before entering the walk leading to the entrance stair directing persons with disabilities to accessible entrance.	ADAAG: 4.1.2(7); 4.30 T24: 1117B.5.1; 1117B.5.2	Provide a sign with a directional arrow pointing to accessible facilities or elements and the International Symbol of Accessibility.	1	JOB	\$120	\$120	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs										
Handrail mounting height.	34" - 38" above nosing tread.	Handrails mounted at 28" high, without compliant extensions. Handrails mounted 4 1/2" from the wall. Intermediate rail mounted at 32" high. Photo #: 18	ADAAG: 4.9.4 (5) T24: 1133.B.4.2.1	Provide new handrails or modify existing as needed to comply with the mounting height requirements.	41 LF	\$250	\$10,250	1		
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	No stair contrasting color striping. Photo #: 17	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.	110 LF	\$10	\$1,100	1		

27 Conference Room - 106**\$9,010****Assistive Technology**

Portable Assistive Listening Devices.	Provide assistive listening system for meeting rooms, concert and lecture halls, playhouses, movie theaters, assembly areas, that accommodate less than 50 persons.	No Assistive Listening System and signage. This system can be shared with other conference rooms in the building.	ADAAG: 4.1.3 (19) (b) T24: 1104B.2	Provide portable assistive listening system with signage indicating availability to the public.	1 JOB	\$1,500	\$1,500	2		
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Doors

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide an automatic door operator.	1 JOB	\$5,500	\$5,500	1		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2		

17-Jul-07

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 11338.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1 JOB	\$40	\$40	2		
Electrical, Alarms										
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 11148.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 11178.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		

28 Elevator

\$900,000

Elevators and Lifts

Telephone communication system door opening hardware.	Telephone communication system door opening hardware shall not required tight grasping, pinching or twisting and should be operable with a single effort.	No accessible hardware provided. Telephone cord 24" long instead of the required 29" long. Photo #: 23	ADAAG: ADAAG 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware.	REF.	\$0		4	
Visual indicators in elevator car do not extinguish.	Elevator car visual indicators do not extinguish when each call is answered.	Car visual indicators not fully illuminated.	ADAAG: ADAAG 4.10.12*(2); Fig. 23(a) T24:	Repair visual indicators.	REF.	\$0		3	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Elevator control panel buttons.	Control buttons to have tactile, Braille or raised symbols, letters and numerals. Floor buttons shall have visual indicators to show when each call is registered.	Control buttons do not have Contracted Grade 2 Braille, just regular Braille. First floor buttons do not illuminate to show the floor. Photo #: 22, 24	ADAAG: 4.10.12(1); 4.10.12(2); Fig 23(a) T24: 3003.4.7b	Provide Braille, tactile and visual symbols.	REF.		\$0			1	
Hall lanterns not provided at hoistway.	Elevator hall lanterns provide no visible and audible signal at each hoistway entrance to indicate which car is answering a call.	No hall lanterns provided. Photo #: 20	ADAAG: ADAAG 4.10.4 T24: 3003.4.15a	Provide compliant hall lanterns.	REF.		\$0			3	
Pictogram and verbal description not provided.	Elevator pictogram signage at hoistway entrances are not accompanied by the equivalent verbal description placed directly below the pictogram.	None provided.	ADAAG: ADAAG 4.30.4 T24: 3003.4.16a	Provide verbal description signage.	REF.		\$0			3	
Elevator handrail.	Provide a handrail on one wall minimum.	Elevator handrail 3" wide instead of 1 1/2" wide. Photo #: 24	ADAAG: T24: 5103 (d.1) 7.	Provide an accessible handrail mounted at 32" high above floor.	REF.		\$0			4	
Elevator cab size at buildings with two floors or more.	The car inside shall allow for the turning of a wheelchair, 68" long x 51" inside minimum dimensions with a door opening width of 36". 80"x64" for center opening doors and 68"x54" for side sliding opening doors (CA only)	Elevator cab is 56" x 40 1/2", does not have the required maneuverable clearance, it does not go to the basement level. No hallway lanterns. Door clear opening 30" instead of 36" minimum. Photo #: 19,	ADAAG: 4.10.9 T24: 3003.4.7b	Remodel elevator to go to the basement as well as to meet the required size for wheelchair access. Add an elevator lobby at the basement level. Interim solution provide a mirror at back wall of elevator to see who is behind to exit elevator, additional back car control buttons provided at back of elevator.	1	JOB	\$900,000	\$900,000		1	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
No raised star symbol at door jamb.	Raised star symbol required at door jamb.		The no raised star adjacent to floor 1-exiting level is 1" high instead of 2" high. Contracted Grade 2 Braille, just regular Braille. Photo #: 21	ADAAG: T24: 1133B.4.3	Provide raised star symbol required at door jamb.	REF.		\$0		1	
29 Main Stairs										\$52,910	

Signage

Sign to provide direction to or information about facilities and or building functional spaces missing or non-compliant.

Informational sign must be mounted where visible, readable, contrasting color, when also directional in nature, include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.

There is no visual and tactile/Braille sign indicating the stair floor.

ADAAG:

T24: 1117B.5

Provide a Tactile/Braille 2" high numeral sign indicating the stair floor level.

1 JOB \$200 \$200 2

Stairs

Handrail mounting height.

34" - 38" above nosing tread.

Handrails mounted from 25" to 28 1/2" high, without compliant extensions. Non-continuous handrails. The rail on top of guardrail has a 4" wide gripping surface.
Photo #: 25, 26, 27, 28 and 29

ADAAG: 4.9.4 (5)

T24: 1133.B.4.2.1

Provide new handrails or modify existing as needed to comply with the mounting height requirements.

210 LF \$250 \$52,500 1

Striping for the visually impaired.

Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.

No stair contrasting color striping.
Photo #: 25, 26, 27, 28 and 29

ADAAG: 4.9.5 (Reserved)
T24: 1133B.4.4

Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.

21 LF \$10 \$210 1

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
30 Exterior Exit Stairs Only										\$21,190	
Doors											
Door maneuvering clearances at landings.	Side approach corridor or landing clearance shall be minimum of 60" wide.	Gate located at stairs is non-compliant, there is no required landing. Photo #: 31	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	Relocate gate to intermediate landing.	1	JOB	\$5,000	\$5,000	1		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Gate hardware requires tight grasping to operate. Photo #: 31	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Sign to provide direction to or information about facilities and or building functional spaces missing or non-compliant.	Informational sign must be mounted where visible, readable, contrasting color, when also directional in nature, include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	There is no visual and tactile/Braille sign indicating the stair floor.	ADAAG: T24: 1117B.5	Provide a Tactile/Braille 2" high numeral sign indicating the stair floor level.	1	JOB	\$200	\$200	2		
Braille entrance/exit sign.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	Tactile/Braille "EMERGENCY EXIT" sign at landing gate.	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1	JOB	\$100	\$100	2		
Braille entrance/exit sign.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	Tactile/Braille "EXIT STAIRS" sign at top of stairs.	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1	JOB	\$100	\$100	2		

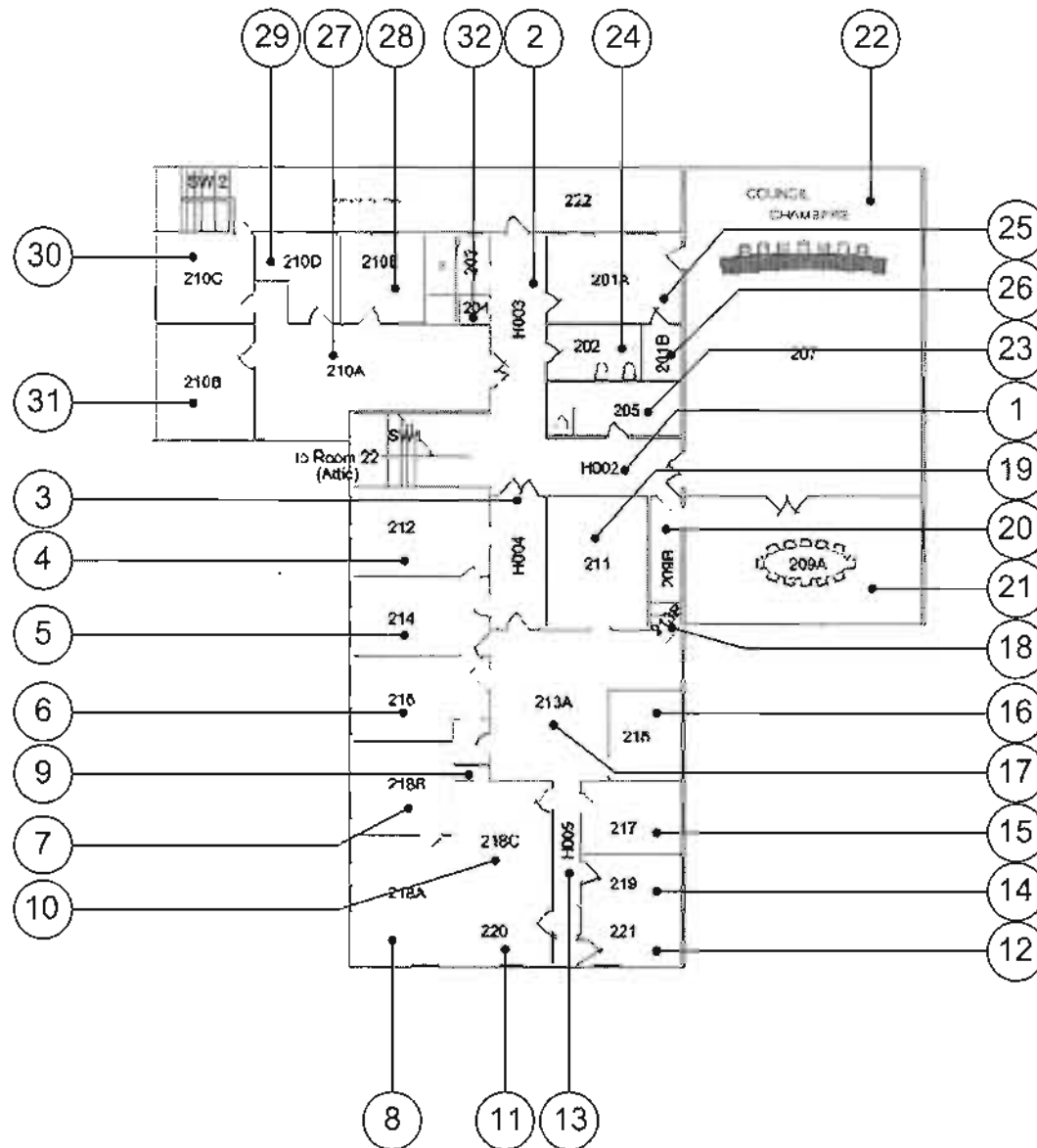
17-Jul-07

ANA 735 A - City Hall
FIRST FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT	UNIT TYPE COST	TOTAL COST	PR	IMPL DATE
Braille entrance/exit sign.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.		Tactile/Braille "EXIT STAIRS ONLY" sign at bottom of stairs.	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1 JOB	\$100	\$100	2	
Stairs										
Handrail mounting height.	34" - 38" above nosing tread.		Handrails mounted from 25" to 31" high, without compliant extensions. Non-continuous handrails. Photo #: 30	ADAAG: 4.9.4 (5) T24: 1133.B.4.2.1	Provide new handrails or modify existing as needed to comply with the mounting height requirements.	54 LF	\$250	\$13,500	1	
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.		No stair contrasting color striping.	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.	180 LF	\$10	\$1,800	1	

**CITY HALL
SECOND FLOOR**







Building - Photo # 1

Fire alarm pull station requires tight grasping to operate.



Building - Photo # 2

Fire extinguisher does not have accessible type hardware. It protrudes 7" from the wall into the path of travel; it is mounted above 27" without a cane detectable element – maximum protrusion allowed 4".



Building - Photo # 3

There are not the required tactile and Braille room identification and "EXIT" signs. Fire extinguisher is a protruding object more than the maximum 4" from the wall, mounted above 27" high, which is the maximum allowed without a cane detectable element.



Building - Photo # 4

Doorstop is located at the 10" kick-plate area required to be smooth.



Building - Photo # 5

The drinking fountain is not located in an alcove and is not high/low. The force required to operate is 8 lbf. exceeding the maximum allowed 5 lbf.



Building - Photo # 6

Doorstop is located at the kick-plate area required to be smooth. There is not the required tactile and Braille room identification sign. Double door has a 30" clearance instead of the required 32" clear opening.



Building - Photo # 7

Fire extinguisher operable mechanism is mounted too high – 55" high.



Building - Photo # 8

Doorknob requires tight grasping to operate. There is not the required tactile and Braille room identification sign mounted adjacent at the latch side of the door.



Building - Photo # 9

Doorknob requires tight grasping to operate. There is not the required tactile and Braille room identification sign. Narrow door has a 29" wide clear opening. There is only 2" strike side at the pull side of door.



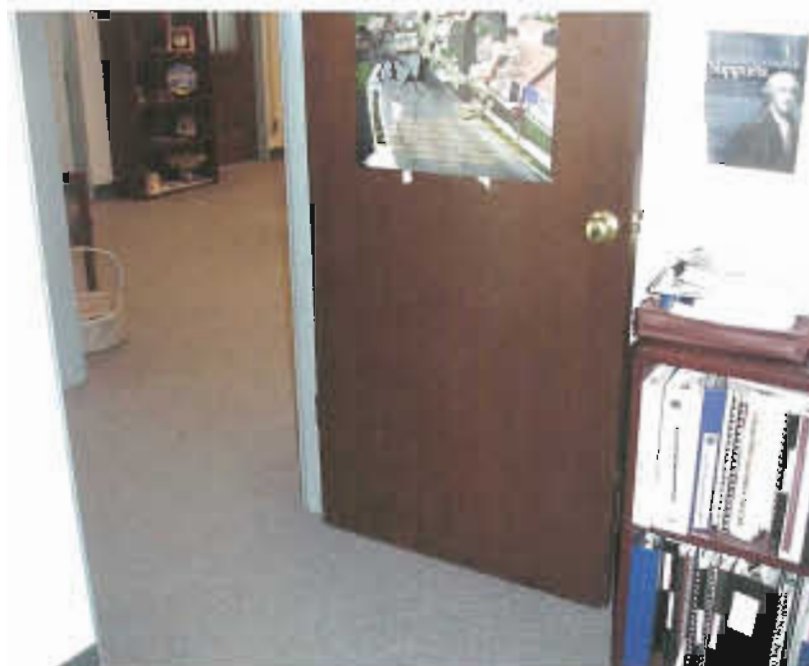
Building - Photo # 10

Doorknob requires tight grasping to operate. There is not the required tactile and Braille room identification sign. The credenza located in front of the door protrudes into the required door maneuverable clearance.



Building - Photo # 11

*Doorknob requires tight grasping to operate.
Marker board is mounted too high at 43" high.*



Building - Photo # 12

Doorknob requires tight grasping to operate. There is not the required tactile and Braille room identification sign. The bookcase located in front of the door protrudes into the required door maneuverable clearance.



Building - Photo # 13

Counter does not have a 34" max. high section for wheelchair users – counter 39" high.



Building - Photo # 14

Hardware is heavy to operate and there is no wheelchair accessibility to this staff storage area. Step does not have contrasting color striping and handrails. There is not the required tactile and Braille room identification sign.



Building - Photo # 15

Doorknob requires tight grasping to operate. Fire extinguisher is mounted at 54" high. Door clearance is 29 1/2" wide. Door strike side clearance at the pull side of the door is 0".



Building - Photo # 16

Doorknob requires tight grasping to operate.



Building - Photo # 17

Door hardware requires tight grasping to operate. There is not the required tactile and Braille room identification sign.



Building - Photo # 18

Narrow doors require uneven door leaves to provide the minimum 32" clear width –door clearance is 27" wide. There is no tactile and Braille room identification sign. Panic rod and doorstop protrude into the required 10" kick-plate area required to be smooth. Fire extinguisher is mounted too high at 60".



Building - Photo # 19

Council chamber seating does not have designated wheelchair spaces, companion seating, semi-ambulant seating and transfer seating with the required signage.



Building - Photo # 20

Council chamber seating does not have designated wheelchair spaces, companion seating, semi-ambulant seating and transfer seating with the required signage.



Building - Photo # 21

The podium is mounted too high at 44"; an additional low podium that is wheelchair accessible needs to be provided.



Building - Photo # 22

The slide projector is mounted too high, a lower wheelchair accessible projector should be provided.



Building - Photo # 23

The aluminum stair nosing is not 2" wide to be considered as contrasting color striping.



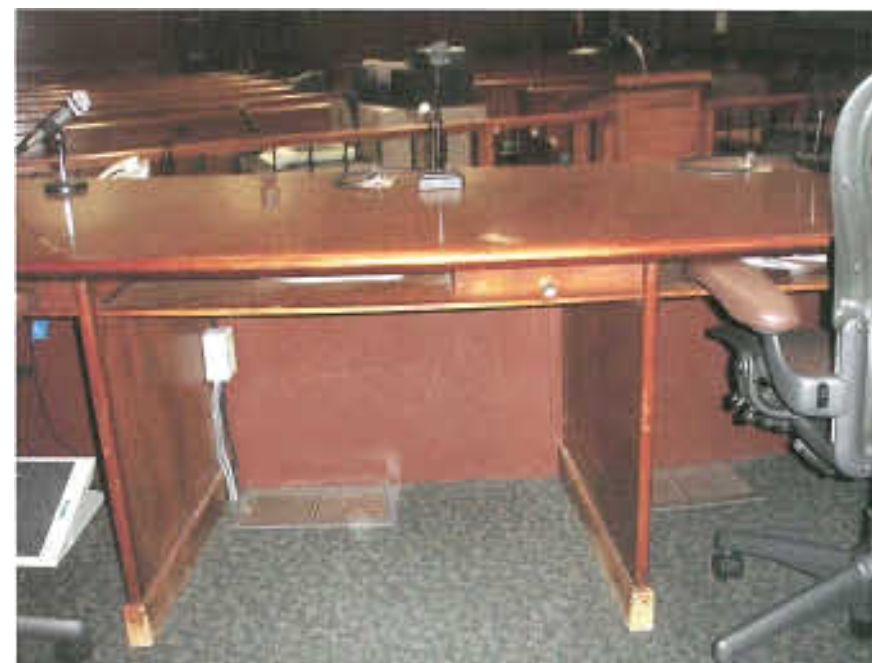
Building - Photo # 24

The City Council dais is not wheelchair accessible. There are no ramps to the first and second platforms. The gate is not wide enough for wheelchair users. There is not a smooth 10" kick plate.



Building - Photo # 25

There are no ramps to the first and second platforms. The gate is not wide enough for wheelchair users – 29 ½" each door leaf. There is not a smooth 10" kick plate.



Building - Photo # 26

City Council member's desks have 26" high knee clearance to the shelf instead of the minimum required 27".



Building - Photo # 27

There is not an accessible exit from the City Council dais area. Narrow door width has 29" clearance. There are no tactile and Braille room identification and "EXIT" signs.



Building - Photo # 28

Door leading to an office has one step. Hardware is not accessible type. There are no tactile and Braille room identification and a "NOT AN EXIT" signs.



Building - Photo # 29

Stairs have uneven risers 7" and top 6 5/8" high. There is no contrasting color striping at all steps. Handrails are 3 1/2" wide instead of 1 1/2" maximum diameter or equivalent shape. Handrails do not have the compliant extensions.



Building - Photo # 30

Path of travel to back cubicle is too narrow – 29 1/2" wide.



Building - Photo # 31

The lower kick plate area is not smooth due to the grill location.



Building - Photo # 32

Paper towel and soap dispensers are mounted too high. Pipes are mounted too low and interfere with the required knee clearance. There is no plumbing pipe insulation. The lower side of the vanity edge is 28 ½" high instead of the required 29" high.



Building - Photo # 33

Toilet compartments are not accessible; they are too narrow and need to be remodeled.



Building - Photo # 34

Paper towel and soap and tampon dispensers are mounted too high. Pipes are mounted too low and interfere with the required knee clearance. There is no plumbing pipe insulation. The lower side of the vanity edge is 28 ½" high instead of the required 29" high.



Building - Photo # 35

Toilet compartments are not accessible; they are too narrow and need to be remodeled.



Building - Photo # 36

Space between bookshelves is too narrow – 33" wide. Doorknob does not return towards door. There is not the required tactile and Braille room identification sign.



Building - Photo # 37

Door hardware requires tight grasping to operate. There are not the required tactile and Braille room identification and "NOT AN EXIT" signs.



Building - Photo # 38

Doorknob does not return towards door.



Building - Photo # 39

Door hardware requires tight grasping to operate. There are not the required tactile and Braille room identification "EXIT" signs. Room temperature controls are mounted too high.



Building - Photo # 40

Door hardware requires tight grasping to operate. There is not the required tactile and Braille room identification sign. The pull strike side of door has 14" wide and the alcove depth is 11", which is not code compliant.



Building - Photo # 41

The lower kick plate area is not smooth due to the grill location.



Building - Photo # 42

Staff only storage room is not accessible to the public and general staff. Stairs are not compliant. No tactile and Braille signage indicating "Staff only area" provided and some type of barrier at the bottom of the stair limiting its use.

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
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ANA 735 A - City Hall SECOND FLOOR Total Cost = \$1,003,195

1 Corridor - H002

\$1,425

Electrical, Alarms

Fire alarm pull station controls and operating systems.	Unit shall be able to be activated with a closed fist or flalled hand, with a maximum force of 5 lbs. without requiring pinching, twisting or grasping.	Fire alarm pull not accessible type, mounted at 48" high. Photo #: 1	ADAAG: 4.27.4 T24: 1117B.6.4	Provide a new fire alarm pull station with compliant operating mechanism, mounted at an accessible height when modernizing the facility.	1	JOB	\$225	\$225	2
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2

2 Corridor - H003

\$5,760

Doors

Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 16 lbs., door sweep 3 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area. Photo #: 4	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop from kick plate area.	1	JOB	\$40	\$40	2

Electrical, Alarms

Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Hazards/Protruding Objects											
Protruding objects 4" max. from wall into path of travel.	Protruding objects with leading edges between 27" & 80" above finished floor may protrude 4" max. from wall into path of travel.	Fire extinguisher does not have compliant hardware, mounted at 39" high above finish floor and protrudes 7" into the path of travel. Photo #: 2	ADAAG: 4.4.1 T24: 1121B.1; Fig 11B-7A	Lower fire extinguisher to have the bottom edge of cabinet at 27" high and operable mechanism with accessible hardware at 48" maximum height.	1	JOB	\$100	\$100	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided. Photo #: 3	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		
Drinking Fountains											
Drinking Fountain space requirements at wall and post mounted units.	Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48" clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain does not have an alcove, push type operable mechanism requires 8 lbs. to operate. Photo #: 5	ADAAG: 4.15.5(1) T24: 1507.3.1	Adjust force to operate to 5 lbs. max. and provide protective rails.	1	JOB	\$4,200	\$4,200	2		
3 Hall - H004									\$1,800		
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 30" - double door. Photo #: 6	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide sign indicating that pair of doors shall remain locked open during business hours.	1	JOB	\$120	\$120	3		

17-Jul-07

ANA 735 A - City Hall
SECOND FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 4 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	2 JOB	\$100	\$200	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area. Photo #: 6	ADAAG: T24: 1133B.2.6; Fig. 118-29	Remove door stop when altering area. Provide wall mounted door stop.	2 JOB	\$40	\$80	2		
Electrical, Alarms										
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2		
Reach Ranges										
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 55" high. Photo #: 7	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1 JOB	\$100	\$100	2		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 6	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		

4 Office - 212
\$9,980
Doors

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29". Photo #: 8	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	2 JOB	\$3,500	\$7,000	2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	2" doors strike clearance at pull side, due to the location of bookcase. Photo #: 9	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Remodel built-in bookcase to accommodate larger door and provide compliant maneuverable clearances.	1	JOB	\$2,000	\$2,000	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 8	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 8	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3		

5 Office - 214**\$8,080****Doors**

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	2	JOB	\$3,500	\$7,000	2	
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat.	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	1	JOB	\$100	\$100	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	
6 Office - 216										\$12,250	
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	3	JOB	\$3,500	\$10,500	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	3	JOB	\$390	\$1,170	2	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	3	JOB	\$100	\$300	3	

17-Jul-07

ANA 735 A - City Hall
SECOND FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
7 Office - 218B										\$3,990	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	3" doors strike clearance at pull side, due to the direction of door swing.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Change door swing when enlarging door.	REF.		\$0		2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
8 Office - 218A										\$4,270	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	1		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring light grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
9 Closet									\$490		
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
10 Conference Room - 218C									\$6,000		
Assembly Areas											
Assembly Areas, Assistive Listening System Signage	Signage showing assistive listening system necessary at entrance to area in which system is to be used.	No Assistive Listening System and sign at conference room and location where receivers will be provided.	ADAAG: 4.30.7(4) T24: 1104B.2	Provide compliant signage for assistive listening system at entrance to usage area.	1	JOB	\$120	\$120	1		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	1		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	14" doors strike clearance at pull side, due to the location of bookcase.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate bookcase.	1	JOB	\$50	\$50	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 10	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2	JOB	\$390	\$780	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Marker board mounted at 43" high the lower area does not leave enough room for a person using a wheelchair to write. Photo #: 11	ADAAG: 4.2.5 T24: 1118B.5	Lower marker board to 34" the lower edge.	1	JOB	\$100	\$100	4		
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	Credenza located 37" in front of door blocks the required maneuverable clearance adjacent to door. Photo #: 10	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate furniture to provide adequate wheelchair turn around and space allowance.	1	JOB	\$50	\$50	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3	
11 Office - 220										\$770	
Doors											
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
12 Office - 221										\$770	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

13 Corridor**\$1,480**

Electrical, Alarms									
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2	

14 Workroom - 219**\$4,040**

Doors									
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1 JOB	\$3,500	\$3,500	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	Cabinet located 37" in front of door blocks the required maneuverable clearance adjacent to door.		ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate furniture to provide adequate wheelchair turn around and space allowance.	1	JOB	\$50	\$50	2	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.		ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
15 Office - 217										\$4,320	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29". Photo #: 12		ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 12		ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.		ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	

17-Jul-07

**ANA 735 A - City Hall
SECOND FLOOR**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT	UNIT TYPE COST	TOTAL COST	PR	IMPL DATE
Reach Ranges										
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	Bookcase located 35" in front of door blocks the required maneuverable clearance adjacent to door. Photo #: 12	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate bookcase.	1 JOB	\$50	\$50	2		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		
16 Office - 215								\$1,740		
Doors										
Door opening, offset hinges	Minimum door clear width must be at least 32" wide.	Door width 30".	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	1 JOB	\$1,250	\$1,250	3		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		
17 Open Office - 213A								\$1,840		
Doors										
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1 JOB	\$40	\$40	2		

17-Jul-07

ANA 735 A - City Hall
SECOND FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 61" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Work Surfaces											
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter located at door is mounted at 39" high. Photo #: 13	ADAAG: 7.2 T24: 1122B.4	Modify door to lower the counter when altering the area.	1	JOB	\$500	\$500	3		
18 Storage - 213B										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
19 Storage - 211										\$1,190	
Doors											
Door closers, pressure to open exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	25 lbs. of effort required to operate door.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Lever does not return. Photo #: 14	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Exterior Routes of Travel											
Accessible route between buildings & accessible site facilities.	Yes	No accessible route of travel to storage area. It has one step, without handrails and contrasting color striping. Photo #: 14	ADAAG: 4.3.2 T24: 1114B.1.2	Provide contrasting color striping at step and handrails at both sides. This area should be remodel if required for job accommodation if a persons with disability requires access to this area as part of their job duties.	1	JOB	\$600	\$600	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 14	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
20 Storage - 209B										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		

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ANA 735 A - City Hall
SECOND FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
21 Conference Room - 209A									\$9,330	
Assembly Areas										
Assembly Areas, Assistive Listening System Signage		Signage showing assistive listening system necessary at entrance to area in which system is to be used.	No Assistive Listening System and sign at conference room and location where receivers will be provided.	ADAAG: 4.30.7(4) T24: 1104B.2	Provide compliant signage for assistive listening system at entrance to usage area.	1 JOB	\$120	\$120	1	
Doors										
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29 1/2". Photo #: 15	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Relocate door to enter directly to conference room and provide a automatic door with push buttons.	1 JOB	\$6,000	\$6,000	1	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type at double door to Council Chambers, door knobs at one side and thumb latch, which require tight grasping. Photo #: 16, 17	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	3 JOB	\$390	\$1,170	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 15	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2	
Door opening hardware, pull side-type.		U-shaped pulls or other operable hardware with single effort without requiring tight grasping.	Fire extinguisher is mounted at 54" high. Photo #: 15	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1 JOB	\$250	\$250	2	

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ANA 735 A - City Hall



SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control is mounted at 60" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 15	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
22 Council Chambers - 207									\$63,340		

Assembly Areas

Accessible lecterns.	An accessible route connecting wheelchair seating locations with performing areas, including stages, arena floors, and other spaces used by performers not provided.	Lectern is not accessible, it does not have a knee clearance and is mounted too high at 44". Photo #: 21	ADAAG: 4.33.5 T24:	Provide a low accessible lectern.	1	JOB	\$4,000	\$4,000	2		
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Accessible wheelchair and companion seating, dispersed seating when seating capacity exceeds 300.	In assembly area with more than 500 seats, provide six plus one additional seat for each total seating capacity increase of 100 seats - accessible seats identified with the international symbol of accessibility (ISA) signage and companion seating shall be provided. Seats shall be provided in a variety of locations so as to provide persons with disabilities a choice of admission prices.	No dispersed accessible wheelchair seating space provided with the required companion seating and signage. 18" provided between built-in benches. Room capacity 136 persons. Photo #: 19, 20	ADAAG: 4.1.3(19)*(a) T24: 1104B.3 Table 11B-1	Remodel existing benches to provide 4 accessible seats at dispersed locations, 4 companion seats, 2 semi-ambulatory seats and 1 transfer seat. Provide the required signage.	1	JOB	\$5,000	\$5,000	2		
Assistive Technology											
Permanent Assistive Listening Devices.	Provide permanent assertive listening system for large assembly area that accommodate 200 or more persons.	No Assistive Listening System provided and compliant signage indicating its availability.(6 receivers minimum required)	ADAAG: 4.1.3 (19) (b) T24: 1104B.2	Provide permanent assistive listening system, FM type, with signage indicating availability to the public.	1	JOB	\$4,500	\$4,500	2		
Classrooms											
Non-fixed desks or study benches.	Minimum one accessible non-fixed tabled, desk/study bench or 5% of all desks/study benches. Height shall be between 28" to 34" and have knee clearance. 24" knee clearance recommended for elementary school age.	Desk does not have the required knee clearance - City Administrator 25" high.	ADAAG: N/A T24: CBC 1106.B3 DSA School Modernization Policy 98-02.3	When modernizing, provide minimum one accessible desk/study bench or 5% of all desks/study benches made accessible.	1	JOB	\$500	\$500	3		
Non-fixed desks or study benches.	Minimum one accessible non-fixed tabled, desk/study bench or 5% of all desks/study benches. Height shall be between 28" to 34" and have knee clearance. 24" knee clearance recommended for elementary school age.	Desk does not have the required knee clearance - City Attorney 25" high.	ADAAG: N/A T24: CBC 1106.B3 DSA School Modernization Policy 98-02.3	When modernizing, provide minimum one accessible desk/study bench or 5% of all desks/study benches made accessible.	1	JOB	\$500	\$500	3		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 27"- main Council Chambers pair of doors. Photo #: 18	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Automatic door being installed at the time of the survey.	REF.		\$0			1	
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29". Photo #: 18	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500		2	
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29 1/2" - to exit stairs.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500		2	
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Gate is 29 1/2" wide, without the required kick plate. Photo #: 24, 25	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and provide a compliant gate to make one side accessible. Provide ISA sign to identify accessible gate.	1	JOB	\$3,500	\$3,500		2	
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 16 lbs., door sweep 2 secs., back check 2 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100		2	
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 18 lbs., door sweep 6 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100		2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	3 JOB	\$390	\$1,170	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop and panic rods mounted at kick plate area. Photo #: 18	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop and provide a cover plate at panic rods.	1 JOB	\$500	\$500	2		
Electrical, Alarms										
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 54" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 10" high - at Dais.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	2 JOB	\$1,200	\$2,400	2		
Exterior Routes of Travel										
Accessible Route of Travel withing facilities.	Provide an accessible path of travel within buildings.	There is only 28" wide passage adjacent to City Administrator's desk.	ADAAG: 4.3.2 T24: 1114B.1.2	Relocate desk as needed to provide 36" minimum width.	1 JOB	\$50	\$50	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Accessible Route of Travel withing facilities.	Provide an accessible path of travel within buildings.	There is a step at gate area to staff area and adjacent to dais. Photo #: 23, 24	ADAAG: 4.3.2 T24: 1114B.1.2	Provide two ramps, one to each level of dais, with compliant landings .	1 JOB	\$6,000	\$6,000	2		
Accessible Route of Travel withing facilities.	Provide an accessible path of travel within buildings.	No accessible means of exiting from Dais at Council Chambers - stairs only. Photo #: 29	ADAAG: 4.3.2 T24: 1114B.1.2	Provide a compliant wheelchair lift, with emergency power back-up.	1 JOB	\$18,000	\$18,000	2		
Reach Ranges										
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Temperature control mounted at 59" high. Photo #: 28	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1 JOB	\$100	\$100	4		
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 60" high. Photo #: 18	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1 JOB	\$100	\$100	2		
Signage										
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided. Photo #: 19, 27, 28	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide two tactile/Braille "EXIT ROUTE" signs and one sign stating "NOT AN EXIT".	2 JOB	\$120	\$240	2		
Facilities and elements required to be identified as accessible.	Provide the international symbol of accessibility.	No ISA sign at entrance.	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1 JOB	\$50	\$50	1		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	3 JOB	\$100	\$300	3		

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SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs											
Interior stair with multiple code violations.	Comply with all code requirements.	Stair has uneven risers 6 5/8"-7", without the required handrails extensions. No contrasting color striping at stairs. Photo #: 29	ADAAG: 4.9 T24: 1133B.4	Remodel area as needed to provide compliant stairs. (See wheelchair lift for accessible means of egress)	1	JOB	\$8,000	\$8,000	2		
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	1" aluminum strip at stairs/step.	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.	12	LF	\$10	\$120	2		
Work Surfaces											
Fixed work tables/desks or cubicles.	Top surface 28"-34" high; knee space 27" high x 19" deep x 30 wide min. Ratio 1 accessible work table per 25 non-accessible or 5% total.	Slides projector table is mounted at 44" high. Photo #: 22	ADAAG: 4.32.1 T24: 1122B.1	Provide a lower table.	1	JOB	\$300	\$300	3		
Fixed work tables/desks or cubicles.	Top surface 28"-34" high; knee space 27" high x 19" deep x 30 wide min. Ratio 1 accessible work table per 25 non-accessible or 5% total.	Dais Council member's desks do not have the required knee clearance - 27" high. Photo #: 26	ADAAG: 4.32.1 T24: 1122B.1	Remove drawer to comply with the minimum required knee clearance and provide an ISA identification sign at accessible workstation.	1	JOB	\$250	\$250	3		

23 Men's Restroom**\$412,500****Doors**

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29 1/2". 13" doors strike pull side to the wall, instead of the required 18" minimum. Photo #: 31	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge door and relocate swing.	REF.	\$0			1	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 12 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	REF.	\$0				2	
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	2	REF.	\$0		\$0	2	
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Kick plate has a hole with a recessed grid from 3"-7" high. Photo #: 31	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide kick plate on push side of door when altering area.	REF.	\$0				3	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 50" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	REF.	\$0				4	
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	REF.	\$0				2	
Sanitary Facilities											
Restroom hot water drain pipe insulation under lavatory.	Provide insulated drain pipes or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.	No insulation. Photo #: 32	ADAAG: 4.19.4 T24: N/A	Provide insulation at hot water drain pipes under at least one lavatory.	REF.	\$0				3	



ITEM/ LOCATION	CONDITION	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 28 1/2" high. Photo #: 32	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	REF.	\$0				2	
Water closet seat height.	Water closet seat height 17" to 19".	Water closet seat 15" high. Photo #: 33	ADAAG: 4.16.3 T24: 1502 C.P.C.	Provide new accessible water closet with compliant seat height.	REF.	\$0				2	
Toilet stall doors.	Toilet stall doors shall be self-closing, T-24.	Stall door not self-closing.	ADAAG: 4.17.5 T24: 1115B.8.1	Provide self-closing mechanism on stall door.	REF.	\$0				2	
Elementary: Stall toilet paper dispensers.	Elementary: toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 6" max. of front edge of toilet seat, T-24. Mounting height 14"-19" to centerline. Max. protrusion from the wall 3" (DSA Policy 99-07)	Toilet paper dispenser not accessible type, mounted too high. Photo #: 33	ADAAG: 4.16.6 T24: 1115B.9.3, Table 1115-1	Relocate toilet paper dispenser to an accessible height.	REF.	\$0				2	
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser is mounted at 44" high. Photo #: 32	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	REF.	\$0				2	
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Soap dispenser accessible type, mounted at 43" high. Photo #: 32	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	REF.	\$0				2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Multiple accommodation restroom.	Multiple compliance violations.	There are multiple code non-compliances, narrow stalls without grab bars, no accessible path of travel to urinal and required clearances in front of sinks, narrow door. This restroom requires a complete retrofit. See detail reference items.	ADAAG: 4.22	Remodel completely the restroom. Cost provided by City Staff.	1	JOB	\$412,500	\$412,500	1		
				T24: 1115B.7.1							
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	REF.		\$0			3	
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	REF.		\$0			3	

24 Women's Restroom**\$412,500****Doors**

Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29" and strike clearance is 6" to wall instead of the required 18" min.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	REF.	\$0	\$0	2		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 14 lbs., door sweep 3 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	REF.	\$0	\$0	2		



ITEM/ LOCATION	CONDITION	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	REF.	\$0				2	
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Kick plate has a hole with a recessed grid from 3"-7" high.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide kick plate on push side of door when altering area.	REF.	\$0				3	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 49" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	REF.	\$0				4	
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	REF.	\$0				2	
Sanitary Facilities											
Restroom hot water drain pipe insulation under lavatory.	Provide insulated drain pipes or otherwise configured to protect against contact. There shall be no sharp or abrasive surfaces under lavatories.	No insulation. Photo #: 34	ADAAG: 4.19.4 T24: N/A	Provide insulation at hot water drain pipes under at least one lavatory.	REF.	\$0				3	
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance - 28 1/2" high. Photo #: 34	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	REF.	\$0				3	

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SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Feminine napkin and tampon dispensers mounted at 48" high. Photo #: 34	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	REF.		\$0		2	
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Soap dispenser accessible type, mounted at 44" high. Photo #: 34	ADAAG: 4.27 T24: 1115.B.9.2	Adjust height.	REF.		\$0		2	
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser mounted at 46" high. Photo #: 34	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	REF.		\$0		2	
Multiple accommodation restroom.		Multiple compliance violations.	There are multiple code non-compliances, narrow stalls without grab bars, no accessible path of travel to urinal and required clearances in front of sinks, narrow door. This restroom requires a complete retrofit. See detail reference items. Photo #: 34, 35	ADAAG: 4.22 T24: 1115B.7.1	Remodel completely the restroom. Cost provided by City Staff.	1	JOB	\$412,500	\$412,500	1	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	REF.		\$0		3	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	REF.		\$0		3	
25 Office - 201A									\$11,910		
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 29".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	3	
Door maneuvering clearances at landings.		Side approach corridor or landing clearance shall be minimum of 60" wide.	Office aisle to office 210C does not have the required maneuvering & turn around clearance due to furniture 29 1/2" wide. Aisle width 28 1/2" between bookcase and system furniture. Photo #: 30	ADAAG: 4.2.4 T24: 1133B.2.4.2 Fig. 11B-26A (a)	Modify office system furniture partitions as needed to provide turn around space when modernizing the area.	1	JOB	\$6,000	\$6,000	2	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 16 lbs., door sweep 2 secs., back check 1 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Bottom Kick plate-door stop.		10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2	

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SECOND FLOOR

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 13 1/2" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Temperature control mounted at 59" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Signage											
Braille entrance/exit sign.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No "NOT AN EXIT" tactile and Braille sign. Photo #: 37	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1	JOB	\$100	\$100	3		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3		

26 Storage - 201B**\$490****Doors**

Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Lever hardware does not turn towards door. Photo #: 38	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
27 Open Office -210A									\$5,480		
Doors											
Door opening width measured between face of door & opposite stop.		32" clear opening width when 90° open.	Door width 30" clear each leaf at double door.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	3	
Door maneuvering clearances at landings.		Side approach corridor or landing clearance shall be minimum of 60" wide.	Office aisle does not have the required maneuvering & turn around clearance due to file cabinet 33" wide.	ADAAG: 4.2.4 T24: 1133.B.2.4.2 Fig. 11B-26A (a)	Relocate file cabinet to provide compliant clearances.	1	JOB	\$50	\$50	2	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 6 lbs., door sweep 2 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Bottom Kick plate-door stop.		10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms										
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2		
Reach Ranges										
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Temperature control mounted at 59" high. Photo #: 39	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1 JOB	\$100	\$100	4		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		
28 Office - 210E								\$4,320		
Doors										
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1 JOB	\$3,500	\$3,500	2		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	14" doors strike clearance at pull side, due to the location of bookcase. Photo #: 40	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate bookcase.	1 JOB	\$50	\$50	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 40	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2		

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SECOND FLOOR


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 13" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None. Photo #: 40	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
29 Office - 210D									\$4,270		
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		



SECOND FLOOR											
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
30 Office - 210C										\$2,120	
Doors											
Door opening, offset hinges	Minimum door clear width must be at least 32" wide.	Door width 30".	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	1	JOB	\$1,250	\$1,250	3		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3		
31 Office - 210B										\$4,130	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 29 1/2".	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1	JOB	\$3,500	\$3,500	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		

SECOND FLOOR

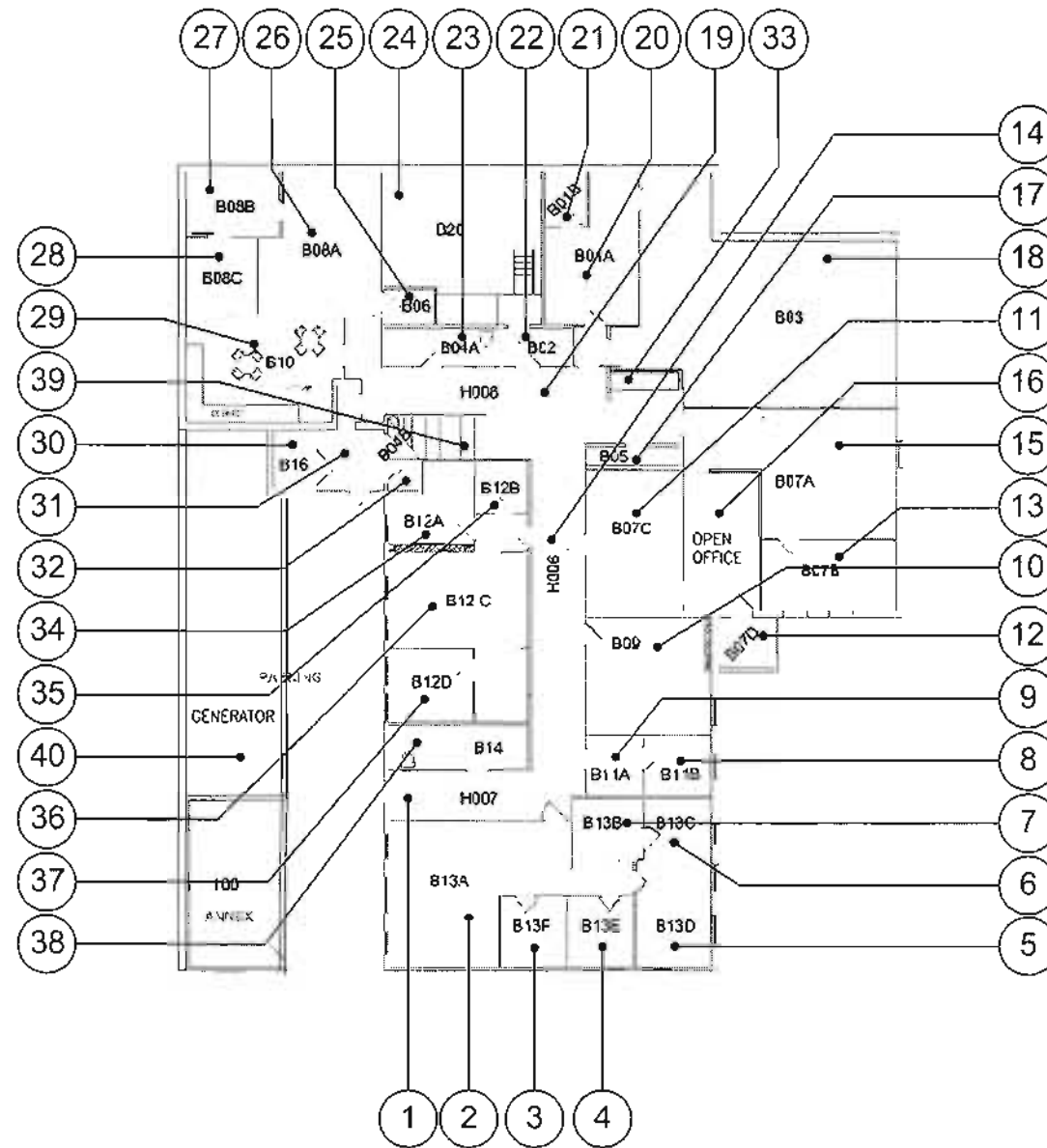
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	6" grill at kick plate area. Photo #: 41	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Relocate grill above 10" kick plate area required to be smooth.	1	JOB	\$40	\$40	4		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Temperature control mounted at 59" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
32 Janitor									\$490		
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
33 Attic Storage Room # 22									\$1,140		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher mounted too high and not within an accessible path of travel. Photo #: 42	ADAAG: 4.2.5 T24: 1118B.5	Relocate fire extinguisher towards the bottom of the stairs, to be located within an accessible path of travel and at a compliant height.	1	JOB	\$100	\$100	2		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage										
Sign to provide direction to or information about facilities and or building functional spaces missing or non-compliant.		Informational sign must be mounted where visible, readable, contrasting color, when also directional in nature, include a directional arrow and the International Symbol of Accessibility. If text is included, it needs to be brief, consistent and familiar in terminology.	None indicating that this area is not accessible to the public and restrictive staff only. Sign should be located close to the stairs bottom landing.	ADAAG: T24: 1117B.5	Provide directional and/or informational sign about facilities and/or building functionality.	1 JOB	\$200	\$200	1	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	1	
Stairs										
Handrail mounting.		Handrails shall be mounted 1 1/2" from the wall and between 34" to 38" high.	Stair handrail mounted too low without the required handrail extensions. Photo #: 42	ADAAG: 4.2.6 T24: 1133B.4.2.1	Remount handrails at compliant height and distance from the wall.	1 JOB	\$500	\$500	2	
Striping for the visually impaired.		Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	None. Photo #: 42	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area. Recommended at all stairs.	24 LF	\$10	\$240	2	

CITY HALL BASEMENT







Building - Photo # 1

Door hardware requires tight grasping and twisting of the wrist to operate. There are no tactile and Braille room identification and "EXIT" signs. Drinking fountain does not have the required knee clearance and is not located in an alcove.



Building - Photo # 2

Soap dispenser operable mechanism mounted at 45" and paper towel dispenser at 44" high instead of 40" maximum.



Building - Photo # 3

The path of travel to water closet compartment is 40 ½" wide at corner of sink, instead of 44" wide. Door hardware requires tight grasping and twisting of the wrist to operate.



Building - Photo # 4

Back grab bar is 24" long instead of the required 36" mounted 6" from the wall. Toilet paper dispenser blocks the use of the side grab bar.



Building - Photo # 5

There is only 34" in front of water closet, which is not code compliant.



Building - Photo # 6

Urinal is located 13" from the wall to the centerline of fixture, flash valve located at the narrow side and too high. Urinal rim is mounted too high at 20" and projects 12" from the wall, instead of 14".



Building - Photo # 7

Sliding door hardware is not code compliant. Path of travel between tables is reduced to 21" wide.



Building - Photo # 8

Doorknob not code compliant. There are no tactile and Braille room identification and "EXIT" signs.



Building - Photo # 9

*Non-accessible sink – no knee clearance provided.
Casework is 21" wide instead of the required 30" clear
and 36" high instead of 34" maximum.*



Building - Photo # 10

*Paper towel dispenser is compliant type but is mounted
too high – 51 ½" high.*



Building - Photo # 11

Relaxing area path of travel is 22" wide – not wheelchair accessible,



Building - Photo # 12

Vending machine bill slot is mounted too high - 60" high.



Building - Photo # 13

Push buttons are recessed, requiring pinching to operate.



Building - Photo # 14

Hardware requires tight grasping to operate.



Building - Photo # 15

*Door hardware is not compliant and there is no tactile/
Braille sign.*



Building - Photo # 16

*Desk is located too close to the door, blocking the
required 18" minimum clear strike side at the pull side of
door.*



Building - Photo # 17

Handrail is not continuous and does not have the required extensions. Stairs do not have contrasting color striping.



Building - Photo # 18

Handrail does not have the required extension and the gripping surface is too large. Stairs do not have contrasting color striping.



Building - Photo # 19

Handrail does not have the required bottom extension and the decorative handrail ending does not have 1 ½" clearance under the handrail extension. Stairs do not have contrasting color striping.



Building - Photo # 20

Handrail does not have the required continuous inner rail. The decorative handrail ending does not have 1 ½" clearance under the handrail extension. Stairs do not have contrasting color striping.



Building - Photo # 21

There is not a compliant door landing as you go up the stair. Exit sign is not tactile and have California Contracted Grade 2 Braille. Stairs do not have contrasting color striping.



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
ANA 735 A - City Hall BASEMENT						Total Cost = \$111,630					
1 Entry - Corridor - H007										\$1,610	
Doors											
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat.	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	1	JOB	\$100	\$100	2		
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area.	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1	JOB	\$40	\$40	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120	2		
Braille entrance/exit sign.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None entrance identification sign.	ADAAG: 4.1.2(7) (c); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile Braille entrance/exit signage.	1	JOB	\$100	\$100	2		
Facilities and elements required to be identified as accessible.	Provide the international symbol of accessibility.	None at exterior door.	ADAAG: 4.30.7 T24: 1117B.5.1	Provide sign with the international symbol of accessibility to identify the accessible facility or element.	1	JOB	\$50	\$50	2		



BASEMENT											
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
2 Human Resources - B13A										\$5,560	
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 7" and 13 1/2" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	2	JOB	\$280	\$560	4		
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 61" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 58" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
Work Surfaces											
Service counter stand-up service, height.	Accessible section 36" wide min., 36" high max. California requirement 28"-34" high max.	Counter to is 43" high, protrudes into the 18" min. required strike side door clearance - 13" provided 1/2.	ADAAG: 7.2 T24: 1122B.4	Provide a lower counter section, insuring that the required 18" door strike clearance is maintained for 60" perpendicular to door.	1	JOB	\$3,500	\$3,500	2		

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**ANA 735 A - City Hall
BASEMENT**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
3 Office - B13F										\$2,070	
Doors											
Door opening, offset hinges	Minimum door clear width must be at least 32" wide.	Door width 30".	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	1	JOB	\$1,250	\$1,250	3		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	1" doors strike clearance at pull side, due to the location of cabinet.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate cabinet.	1	JOB	\$50	\$50	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 7" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
4 Office - B13E										\$1,050	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 52" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 7" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
5 Office - B13D									\$1.660		

Doors

Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	14" doors strike clearance at the pull side, due to the location of bookshelf.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate bookshelf.	1	JOB	\$50	\$50	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 11 1/2" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	4	JOB	\$280	\$1,120	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

6 Office - B13C**\$1,100****Doors**

Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
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Electrical, Alarms

Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 49 3/4" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C. Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 14" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	38" doors maneuverable clearance in front of door, due to the location of desk.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b) T24:	Relocate desk.	1	JOB	\$50	\$50	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
7 Office - B13B									\$280		
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 7" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
8 Office - B11B									\$2,070		
Doors											
Door opening, offset hinges	Minimum door clear width must be at least 32" wide.	Door width 30".	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	1	JOB	\$1,250	\$1,250	2		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	0" doors strike at pull and push side clearance, due to the location of file cabinet.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate file cabinet.	1	JOB	\$50	\$50	2		
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 14" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
9 Office - B11A									\$1,960		
Doors											
Door opening, offset hinges	Minimum door clear width must be at least 32" wide.	Door width 31".	ADAAG: 4.13.5 T24:	Install off-set hinges to provide adequate clear width.	1	JOB	\$1,250	\$1,250	4		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	0" doors strike clearance at pull side, due to the location of desk.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate desk.	1	JOB	\$50	\$50	2		
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 50" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 14" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		

BASEMENT

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
10 Information System Training - B09								\$2,160		
Doors										
Door stop floor mounted at door landings area is a tripping hazard.		Door stops can be floor mounted only if mounted within 4" from wall.	Floor stop 15" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1 JOB	\$100	\$100	1	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 6 lbs., door sweep 8 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1 JOB	\$100	\$100	2	
Electrical, Alarms										
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 51" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 12 1/2" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Marker board mounted at 43" high the lower area does not leave enough room for a person using a wheelchair to write.	ADAAG: 4.2.5 T24: 1118B.5	Lower marker board to 34" the lower edge.	1	JOB	\$100	\$100	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
11 Computer Mainframe Room - B07C										\$300	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 5 secs., back check 0 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2	JOB	\$100	\$200	3		
12 Air Conditioner Room - B07D										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	4		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
13 Office - B07B								\$100		
Signage										
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
14 Corridor - H006								\$2,020		
Doors										
Door opening hardware, pull side-type.		U-shaped pulls or other operable hardware with single effort without requiring light grasping.	Fire extinguisher does not have the required hardware, mounted at 48" high.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide U-shaped pulls or other accessible hardware, mounted between 30" to 44" high.	1 JOB	\$250	\$250	2	
Electrical, Alarms										
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2	
Hazards/Protruding Objects										
Protruding objects 4" max. from wall into path of travel.		Protruding objects with leading edges between 27"& 80" above finished floor may protrude 4" max. from wall into path of travel.	3 counters protrude more than 4" into the circulation. Lower edge of counter 29 1/2" high.	ADAAG: 4.4.1 T24: 1121B.1; Fig 11B-7A	Provide a lower cane detectable edge below counter at 27" high.	3 JOB	\$150	\$450	2	

17-Jul-07

**ANA 735 A - City Hall
BASEMENT**


ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage										
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2	
15 Office - B07A									\$3,100	
Doors										
Door stop floor mounted at door landings area is a tripping hazard.		Door stops can be floor mounted only if mounted within 4" from wall.	Floor stop 10" from wall.	ADAAG: 4.13.6 T24: 1133B.2.4.2	Relocate door stop floor mounted within 4" from wall maximum.	1 JOB	\$100	\$100	1	
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 6 lbs., door sweep 5 secs., back check 3 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1 JOB	\$100	\$100	2	
Electrical, Alarms										
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 14 1/2" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1 JOB	\$280	\$280	4	
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	2 JOB	\$1,200	\$2,400	2	
Signage										
Fire exit signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

16 Open Office**\$330****Electrical, Alarms**

Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 11" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
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Library

Wheelchair pinch-point passage.	Minimum clear width of 32" (815 mm) as passage for single wheelchair at a point (24" long max.) not provided.	Path of travel width 29" between workstation and table.	ADAAG: ADAAG 4.2.1"; Figs. 1, 24(e) T24:	Relocate table.	1	JOB	\$50	\$50	2	
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17 Custodian Storage - B05**\$490****Doors**

Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
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Signage

Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
18 Duplicating - B03										\$4,500	
Doors											
Interior doors strike side clearance at push side front approach.	Strike side clearance 12" min. if door has both a latch and closer.	0" interior strike push side clearance, due to the location of drinking fountain.	ADAAG: 4.13 Fig. 25 (a) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate drinking fountain and provide a new compliant high/low drinking fountain.	REF.		\$0			4	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 50" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280		4	
Kitchen											
Kitchen counter.	Counter height 34", clear width 36"min. clear depth of 19"min., knee clearance 27"high.	Not accessible, counter 35 1/2" high, sink 7" deep.	ADAAG: 4.24.2-3 T24: 1122B.4	Provide new accessible kitchen counter 36" wide section with sink.	1	JOB	\$4,000	\$4,000		2	
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1	JOB	\$120	\$120		2	
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100		3	

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**ANA 735 A - City Hall
BASEMENT**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
19 Corridor - H008									\$4,320	
Drinking Fountains										
Drinking Fountain space requirements at wall and post mounted units.	Drinking Fountain minimum dept 18" knee space 27" high, 8" deep, toe clearance 9" high & 17" high-17" dept from edge of fountain, 30" wide x 48" clear space in front of drinking fountain. The bubbler outlet orifice shall be 36" high max., 6" deep from the edge, spout 4" high. Operating system within 6" from the front not to exceed 5 lbf.	Drinking fountain not accessible type. Photo #: 1	ADAAG: 4.15.5(1) T24: 1507.3.1	Provide new accessible high and low drinking fountains.	1 JOB	\$4,200	\$4,200	2		
Signage										
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire "EXIT ROUTE" sign provided.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2		
20 LEAP Office - B01A									\$480	
Doors										
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	1 1/2" doors strike clearance at pull side, due to the location of casework.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate casework.	1 JOB	\$50	\$50	2		

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BASEMENT**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appiances, or cooling, heating and ventilating equipment.	The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 48" high but blocked by shelf.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate shelf.	1	JOB	\$50	\$50	4		
Electrical outlets and communication system receptacles mounting height.	No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 9" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
21 Office - B01B										\$100	
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	4		
22 Electrical Room And Recycling - B02										\$3,380	
Doors											
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28" - double door.	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Provide uneven leaf doors, one with compliant door width.	1	JOB	\$2,800	\$2,800	2		

PROJECT SUMMARY											
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	1/2" threshold.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Provide new threshold. Modify landing as required to insure code compliance.	1	JOB	\$280	\$280	4		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	Strobe light mounted too low, at 7- 1/2" high.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Remount strobe light at compliant height.	1	JOB	\$300	\$300	2		
23 Men's Restroom - B04A									\$23,390		

Doors

Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat. Photo #: 2, 3	ADAAG: 4.5.3 T24: 1133B.1.1.1.3; Fig. 11B-25	Anchor doormat to floor or remove it.	1	JOB	\$100	\$100	2	
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 13 lbs., door sweep 5 secs., back check 2 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	None at toilet compartment door.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	3	
Bottom Kick plate.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door louvers are within 10" kick plate area required to be smooth. Photo #: 3	ADAAG: T24: 1133B.2.6; Fig. 11B-29	Provide kick plate on push side of door when altering area.	1	JOB	\$100	\$100	3	



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.		Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 11148.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2	
Sanitary Facilities											
Restroom doors maneuvering clearances, front approach.		Minimum maneuvering clearances at doors that are not automatic or power-assisted shall allow 12" strike edge clearance at push side, latch approach, ADAAG. Minimum maneuvering clearances shall allow 18" strike edge clearance at push side, latch approach at interior doors and 60" clear area in the direction of door swing T-24.	Toilet compartment door outside strike side clearance 7" to corner of lavatory. Lavatory encroaches into the 60" maneuverable clearance. Photo #: 2	ADAAG: 4.13.6 T24: 1115B.4.2	Change door swing to provide a min. 12" strike edge clearance at push side of door with latch and closer, or 18" if renovating for compliance with Title 24.	1	JOB	\$300	\$300	2	
Water closet distance to adjacent wall.		Locate water closet 18" from centerline of fixture to adjacent wall.	17 1/2" from centerline of water closet to wall. Photo #: 4	ADAAG: 4.17.3 T24: 1115B.7.2	Relocate plumbing, patch and match walls as required and provide new accessible water closet.	REF.		\$0		4	
Water Closet stall, at least one shall be a standard accessible toilet.		60" wide min.; 56" deep min., ADAAG. A standard toilet stall shall provide a min. 60" long clear space with the stall door at the side and a min. 48" space in front of the water closet, T-24.	Small stall 54" wide not compliant. Clearance in front of water closet 34". Photo #: 4	ADAAG: 4.17.3 T24: 1115B.7.1.3	Enlarge stall and water closet as required to be code compliant.	1	JOB	\$15,000	\$15,000	2	
Water closet seat height.		Water closet seat height 17" to 19".	Water closet seat 19 1/2" high. Photo #: 4	ADAAG: 4.16.3 T24: 1502 C.P.C.	Provide new accessible water closet with compliant seat height.	REF.		\$0		4	
Toilet stall hardware.		Toilet stall doors shall have accessible door hardware at both sides of door.	No U-pull inside and outside of toilet compartment door. Photo #: 3	ADAAG: 4.17.5 T24: 1115B.7.1.4	Provide accessible stall door hardware on interior and exterior.	1	JOB	\$150	\$150	2	

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Toilet stall doors.		Toilet stall doors shall be self-closing, T-24.	Stall door not self-closing. Photo #: 3	ADAAG: 4.17.5 T24: 1115B.8.1	Provide self-closing mechanism on stall door.	1	JOB	\$150	\$150	2	
Adult: Toilet stall grab bars.		Grab bars shall be mounted at height 33" to centerline. Back grab bar 36" min. located 6" from side wal. Side grab bar shall extend 24" in front of water closet or 54" from back wall.	Back grab bar mounted at 26" from the wall, not the required length. Photo #: 4	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Provide compliant grab bars.	1	JOB	\$500	\$500	3	
Urinals, Clear floor space		Clear floor space of 30" by 48" (760 mm by 1220 mm) not provided in front of urinal to allow forward approach.	13" from the centerline of urinal to the wall. Photo #: 6	ADAAG: ADAAG 4.18.3 T24:	Relocate urinal, as recommended.	REF.		\$0		y	
Urinals flush valves.		Controls for flush valves shall be mounted no more than 44" AFF. or can have automatic flashing.	Flush control at 50" high. Photo #: 4	ADAAG: 4.18.4 T24: N/A	Re-position flush valves no higher than 44" AFF.	REF.		\$0		2	
Urinals height.		Urinal rim shall be elongated mounted at 17" high max.	Urinal rim at 20" high and 20" rim projection. Photo #: 6	ADAAG: 4.18.2 T24: N/A	Provide new wall mounted accessible urinal.	1	JOB	\$3,800	\$3,800	2	
Adult: Stall toilet paper dispensers.		Toilet paper dispensers shall be installed within reach, ADAAG. Toilet paper dispensers shall be installed within 12" of front edge of toilet seat, T-24. Mounting height 19" min. to centerline. Max. protrusion from the wall 3" (DSA Policy 99-07).	Toilet paper dispenser mounted at 38 1/2" high above grab bar, protrudes 9" from the wall. Photo #: 4, 5	ADAAG: 4.16.6 T24: 1115B.9.3	Relocate toilet paper dispenser to an accessible height, below grab bar.	1	JOB	\$350	\$350	2	
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Mirror mounted at 40 1/2" high. Photo #: 2	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	4	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser is mounted at 44" high. Photo #: 2	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	2	
Adult: Sanitary facilities dispensers and accessories.		Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Soap dispenser accessible type, mounted at 45" high. Photo #: 2	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1 JOB	\$350	\$350	2	
Signage										
Women's, Men's, Unisex door restrooms signs.		Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	None.	ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1 JOB	\$100	\$100	3	
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	

24 Elevator - Machine Room - B20
\$100
Signage

Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
25 Storage - B06										\$490	
Doors											
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	3		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		
26 Office - B06A										\$1,450	
Doors											
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 6 lbs., door sweep 5 secs., back check 3 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1	JOB	\$1,200	\$1,200	2		
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Thermostat control mounted at 58" above finished floor.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Space allowance/reach ranges, wheelchair turning space.	60" diameter required for a wheelchair to make a 180 degree turn. Or a T-shape space see Fig. 3 (b)	56" wheelchair maneuverable clearance in front of door, due to the location of file cabinet.	ADAAG: 4.2.3 Fig. 3 (a) or Fig. 3 (b)	Relocate file cabinet.	1 JOB	\$50	\$50	2		
T24:										

27 Office - B08B
\$540

Doors										
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Sliding door hardware not accessible type. Photo #: 7	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2		
Library										
Wheelchair pinch-point passage.	Minimum clear width of 32" (815 mm) as passage for single wheelchair at a point (24" long max.) not provided.	Path of travel width 21" between tables. Photo #: 7	ADAAG: ADAAG 4.2.1*; Figs. 1, 24(e) T24:	Relocate table.	1 JOB	\$50	\$50	2		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		

28 Office - B08C
\$4,650

Doors										
Door opening width measured between face of door & opposite stop.	32" clear opening width when 90° open.	Door width 28 1/2". Photo #: 8	ADAAG: 4.13.5 T24: 1133B.3.1.1.1; 1133B.2.3 Fig. 11B-33	Enlarge opening and replace door and door frame.	1 JOB	\$3,500	\$3,500	2		



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	0" doors strike clearance at pull side, due to the location of furniture. Photo #: 8	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate furniture.	1 JOB	\$50	\$50	2			
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. (1 sliding door) Photo #: 8	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2 JOB	\$390	\$780	2			
Signage											
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No fire tactile/Braille "EXIT ROUTE" sign provided, mounted at strike side of door. Photo #: 8	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2			
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2 JOB	\$100	\$200	3			

29 Kitchen - Vending Machine - B10**\$4,100****Electrical, Alarms**

Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	1 JOB	\$1,200	\$1,200	2		
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Library

Access aisles width at work stations, open offices with low partitions.	Single loaded access aisles and clear access point to all employee work areas must be 36" wide minimum. Double loaded access aisles at work stations shall be 44" wide minimum.	22" access aisle at relaxation area. Photo #: 11	ADAAG: ADAAG 4.1.6(2) T24: CBC 1105B.3.2	Relocate couch to provide minimum clearances.	1 JOB	\$50	\$50	3		
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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Reach Ranges											
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Snack vending machine controls located at 52 1/2" high. Photo #: 13	ADAAG: 4.2.5 T24: 1118B.5	Modify vending machine and mounting height of operating mechanisms.	1	JOB	\$100	\$100	2		
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 55" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2		
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Temperature control mounted at 62" high.	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	4		
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Drink vending machine controls located at 60 1/2" high. Photo #: 12	ADAAG: 4.2.5 T24: 1118B.5	Modify vending machine and mounting height of operating mechanisms.	1	JOB	\$100	\$100	2		
Sanitary Facilities											
Restroom lavatory knee clearance.	29" high, x 8" deep x 30" wide min.	Sink does not have the required knee clearance. Photo #: 9	ADAAG: 4.19.2 T24: 1115B.9.1 Table 1115-1	Provide a new accessible lavatory with the required knee clearance.	1	JOB	\$2,000	\$2,000	2		
Adult: Sanitary facilities dispensers and accessories.	Accessories shall be mounted 40" from floor to highest operating slot or control: towels, soap, sanitary napkins, seat covers, waste receptacles etc.	Paper towel dispenser is mounted at 51 1/2" high. Photo #: 10	ADAAG: 4.27 T24: 1115.B.9.2	Lower accessible restroom accessories.	1	JOB	\$350	\$350	2		
Signage											
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3		

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
30 H.A.V.A.C. Mechanical Room - B16									\$490	
Doors										
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	3		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		
31 Exit Corridor									\$830	
Doors										
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2		
Signage										
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No tactile and Braille fire "EXIT" sign provided at exterior door.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2		
Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	No tactile and Braille fire "EXIT ROUTE" sign provided at exterior door.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2		
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2 JOB	\$100	\$200	3		

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**ANA 735 A - City Hall
BASEMENT**

ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
32 Employee Shower Room - B04B									\$15,980	
Doors										
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	2 JOB	\$390	\$780	2		
Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	7" threshold from interior corridor and 6 1/2" curb to shower.	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	1 JOB	\$5,000	\$5,000	2		
Hazards/Protruding Objects										
Minimum clear headroom, 80" high above finished floor min.	Provide 80" minimum path of travel clearance without overhead obstructions locate below the minimum required height.	71 1/2" high ceiling and door 69" high, shower not compliant.	ADAAG: 4.4.2 T24: 1121B.2	Remodel area to provide complaint ceiling height.	1 JOB	\$10,000	\$10,000	2		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2 JOB	\$100	\$200	3		
33 Janitor's Closet									\$490	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
34 Office - B12A										\$1,100	
Doors											
Interior doors strike side clearance at pull side front approach.		Strike side clearance 18" min.	7" doors strike clearance at pull side, due to the location of bookshelf.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate bookshelf.	1	JOB	\$50	\$50	2	
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Bi-fold door hardware requires tight grasping to operate. Photo #: 15	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 52" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Electrical outlets and communication system receptacles mounting height.		No less than 15" high and no more than 48" above floor to center line of receptacle.	Electrical outlet mounted at 13" high.	ADAAG: 4.27.3 T24: 210-7(g)C.E.C. Chapter 2	Relocate electrical outlet or communication system receptacle to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
35 Storage - B12B										\$770	
Doors											
Door opening hardware, type.		Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type.	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2	
Electrical, Alarms											
Electric switch or control mounting height, intended to be used by the occupant of the room or area to control lighting and receptacle outlets, appliances, or cooling, heating and ventilating equipment.		The center of the grip of the operating handle of controls or switches 48" high above floor to center line of control.	Switch mounted at 52" high.	ADAAG: 4.2.5; 4.2.6 T24: Article 380-8 (c) C.E.C.Chapter 3	Relocate light switch or control to accessible height when modernizing the facility.	1	JOB	\$280	\$280	4	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	
36 Office - B12C										\$350	
Doors											
Door closers, pressure to open interior or exterior doors.		5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 8 lbs., door sweep 7 secs., back check 3 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2	

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ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Library											
Wheelchair pinch-point passage.		Minimum clear width of 32" (815 mm) as passage for single wheelchair at a point (24" long max.) not provided.	Path of travel width 26 & 28" between furniture.	ADAAG: ADAAG 4.2.1; Figs. 1, 24(e) T24:	Relocate furniture to provide minimum clearances.	1	JOB	\$50	\$50	2	
Reach Ranges											
Forward approach reach range to objects or controls.		Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher does not have compliant hardware, mounted at 59" high, protrudes 4 5/8".	ADAAG: 4.2.5 T24: 1118B.5	Relocate object or modify equipment mounting height to be within forward reach range.	1	JOB	\$100	\$100	2	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

37 Office - B12D**\$150**

Doors											
Interior doors strike side clearance at pull side front approach.		Strike side clearance 18" min.	0" doors strike clearance at pull side, due to the location of desk. Photo #: 16	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate desk.	1	JOB	\$50	\$50	2	
Signage											
Permanent room & space signs.		Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1	JOB	\$100	\$100	3	

BASEMENT											
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
38 Women's Restroom - B14										\$5,000	
Doors											
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	9" interior strike side clearance to wall.	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Change door swing to open towards the opposite side of room and provide 12" strike side clearance.	1	JOB	\$1,250	\$1,250	4		
Door closers, pressure to open interior or exterior doors.	5 lbs. max. effort to open, closing time 3 seconds from 70 degree position and door stops 3" before latch, or provide automatic door openers.	Door force to open 7 lbs., door sweep 5 secs., back check 3 secs.	ADAAG: 4.13.10 & 11 T24: 1133B.2.5 & 1133B.2.5.1	Adjust existing door closer.	1	JOB	\$100	\$100	2		
Electrical, Alarms											
Emergency warning systems when facility has a fire alarm system.	Audible and visual signal (strobe lights) required at restrooms, meeting rooms, hallways, lobbies and any other type of common use area.	No strobe light.	ADAAG: 4.1.3(14); 4.28.1 through 3 T24: 1114B.2.4	Provide audible and visual alarm signals connected to the existing fire alarm system.	2	JOB	\$1,200	\$2,400	2		
Sanitary Facilities											
Water Closet stall, at least one shall be a standard accessible toilet.	60" wide min.; 56" deep min., ADAAG. A standard toilet stall shall provide a min. 60" long clear space with the stall door at the side and a min. 48" space in front of the water closet, T-24.	The distance from water closet to sink is 18" instead of the minimum required 28" wide.	ADAAG: 4.17.3 T24: 1115B.7.1.3	Remove sink , patch and match surfaces as needed to provide compliant water closet stall.	1	JOB	\$500	\$500	2		
Adult: Toilet stall grab bars.	Grab bars shall be mounted at height 33" to centerline. Back grab bar 36" min. located 6" from side wal. Side grab bar shall extend 24" in front of water closet or 54" from back wall.	Back grab bar mounted at 35" from the wall.	ADAAG: 4.17.6; 4.17.4; Figs. 29 and 30 T24: CBC 1115.8.1	Relocate grab bar.	1	JOB	\$300	\$300	4		

ITEM/ LOCATION	CONDITION BARRIER	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Toilet stall doors.	Toilet stall doors shall be self-closing, T-24.	Stall door not self-closing sliding door, requires 7 1/2 lbs. of effort to operate.	ADAAG: 4.17.5 T24: 1115B.8.1	Provide self-closing mechanism on stall door.	1 JOB	\$250	\$250	2	
Signage									
Women's, Men's, Unisex door restrooms signs.	Women's circle 1/4" thick, 12" in diameter. Men's equilateral triangle 1/4" thick, edges 12" long & vertex upward. Unisex 1/4" thick superimposed on & within circle 1/4" thick 12" diameter.	None.	ADAAG: T24: 1115B.5	Provide the required restroom signage at 60" on center AFF, contrasting in color from door.	1 JOB	\$100	\$100	3	
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3	

39 Main Stairs - Basement To First Floor**\$12,420****Doors**

Door maneuvering clearances at landings.	Side approach corridor or landing clearance shall be minimum of 60" wide.	There is not a compliant landing at gate located in the intermediate stair landing. Photo #: 21	ADAAG: 4.2.4 T24: 1113B.2.4.2 Fig. 11B-26A (a)	Relocate gate as needed to provide compliant landing.	1 JOB	\$1,500	\$1,500	2	
Door opening hardware, type.	Lever type, panic bars, push-pull or other operable hardware with single effort without requiring tight grasping.	Padlock is requires tight grasping to operate. Photo #: 21	ADAAG: 4.13.9 T24: 1113B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1 JOB	\$390	\$390	2	

Signage

Fire exit signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	There is no tactile/Braille "EXIT STAIR" sign.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.3; 1117B.5.4	Provide tactile and Braille fire exit signage.	1 JOB	\$120	\$120	2	
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City Hall
BASEMENT



ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATIO	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Stairs										
Interior stair with multiple code violations.	Comply with all code requirements.	Stair handrails are not continues, they do not have the required top and bottom extensions. Handrails mounting height ranges from 27 1/2" to 29 3/4" high. Handrail grip at curled metal decorative endings do not provide 1 1/2" min. clearance. Photo #: 17, 18, 19, 20, 21	ADAAG: 4.9 T24: 1133B.4	Provide new compliant handrails and extensions.	40 LF	\$250	\$10,000	2		
Striping for the visually impaired.	Contrasting color strip (2") at top and bottom of interior stair nosing. (CA only). Recommended at all stairs.	No 70% contrasting color striping at top and bottom nosing and intermediate landings. Photo #: 17, 18, 19, 20, 21	ADAAG: 4.9.5 (Reserved) T24: 1133B.4.4	Provide 2" contrasting color striping at top and bottom interior stair treads when altering area Recommended at all stairs.	21 LF	\$10	\$210	3		
40 Generator									\$200	
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	2 JOB	\$100	\$200	3		
Total Project Cost :								\$2,335,857		

**CITY HALL
ANNEX**





Building - Photo # 1

Step makes this area not wheelchair accessible. Loose doormat needs to be secured. Door hardware requires tight grasping to operate. There is no tactile and Braille room identification sign.



Building - Photo # 2

The interior door strike side clearance at the pull side of the door is 14 ½ " wide instead of the minimum 18" wide. File cabinet needs to be relocated.

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ANA 735 B - City Hall Personnel Annex BASEMENT



ITEM/ LOCATION	CONDITION	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY	UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
ANA 735 B - City Hall Personnel Annex BASEMENT									Total Cost =	\$2,900	
1 Conference Room - 100 - City Hall Annex										\$2,900	
Assembly Areas											
Assembly Areas, Assistive Listening System Signage	Signage showing assistive listening system necessary at entrance to area in which system is to be used.	No Assistive Listening System and compliant signage indicating its availability. This room can share the portable system called for the City Hall ground floor conference room.	ADAAG: 4.30.7(4) T24: 1104B.2	Provide compliant signage for assistive listening system at entrance to usage area.	1	JOB	\$120	\$120	2		
Doors											
Surface doormats.	Must be anchored to prevent interference with wheelchair traffic.	Loose doormat. Photo #: 1, 2	ADAAG: 4.5.3 T24: 1133B.1.1.1.3;Fig. 11B-25	Anchor doormat to floor or remove it.	1	JOB	\$100	\$100	2		
Interior doors strike side clearance at pull side front approach.	Strike side clearance 18" min.	14 1/2" doors strike clearance at pull side, due to the location of file cabinet. Photo #: 2	ADAAG: 4.13.6 Fig. 25 (c) T24: 1133B.2.4.2; Fig 11B-26A (a)	Relocate file cabinet.	1	JOB	\$50	\$50	2		
Door opening hardware, type.	Lever type, panic bars, push- pull or other operable hardware with single effort without requiring tight grasping.	Hardware not accessible type. Photo #: 1	ADAAG: 4.13.9 T24: 1133B.2.5.1	Provide lever type or other accessible hardware, mounted between 36" to 44" high.	1	JOB	\$390	\$390	2		
Door threshold height exceeds 1/2" including bevel section.	Change in level between 1/4" and 1/2" shall be beveled with a slope no greater than 1 unit vertical to 2 units horizontal. Change in level greater than 1/2" shall be accomplished by means of a ramp.	3" step and 5/8" threshold impede wheelchair access to conference room. Photo #: 1	ADAAG: 4.13.8 T24: 1133B.2.4.1	Remodel area to provide compliant door landing and threshold.	1	JOB	\$2,000	\$2,000	1		

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ANA 735 B - City Hall Personnel Annex



BASEMENT

EXHIBENT										
ITEM/ LOCATION	CONDITION BARRIER	REQUIREMENT	EXISTING CONDITION	CODE REFERENCE	SUGGESTED RECOMMENDATION	QTY UNIT TYPE	UNIT COST	TOTAL COST	PR	IMPL DATE
Bottom Kick plate-door stop.	10" high min. smooth, uninterrupted surface at push side of doors on accessible route. (CA only). Except for automatic & sliding doors.	Door stop mounted at kick plate area. Photo #: 1,2	ADAAG: T24: 11338.2.6; Fig. 11B-29	Remove door stop when altering area. Provide wall mounted door stop.	1 JOB	\$40	\$40	2		
Reach Ranges										
Forward approach reach range to objects or controls.	Mounting height 48" or less than 15" high, when clear space allows only forward approach.	Fire extinguisher is mounted at 60" high.	ADAAG: 4.2.5 T24: 11188.5	Relocate object or modify equipment mounting height to be within forward reach range.	1 JOB	\$100	\$100	2		
Signage										
Permanent room & space signs.	Raised letters & Braille, on wall adjacent to latch side of door, 60" above floor, contrasting color, no obstacles within 3" of sign.	None.	ADAAG: 4.1.2(7); 4.30.4 & 4.40.5 T24: 1117B.5.9; 1117B.5.6	Provide the required tactile permanent room signage.	1 JOB	\$100	\$100	3		
Total Project Cost :								\$2,900		